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Part IV

Lakeside Community Plan

San Diego County General Plan - 1990

County planning San Diego co.
City planning Lakeside

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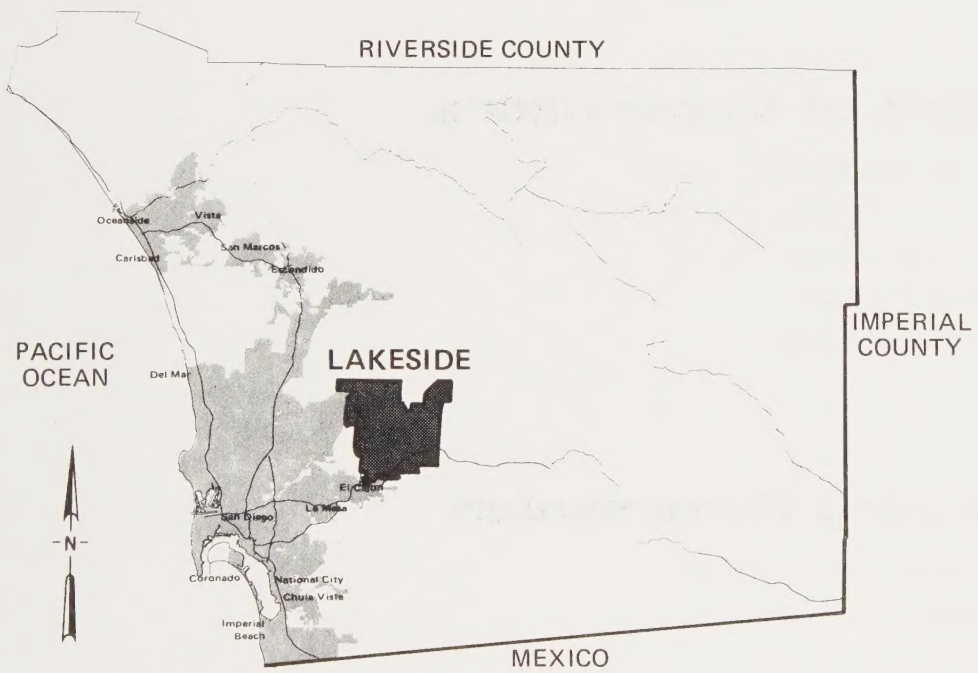
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LAKESIDE IN THE COUNTY



Chapter 1

Introduction

PURPOSE AND CONTENT OF THE PLAN

The Lakeside Community Plan has been prepared as a guide for the orderly development of future growth within the community. The Plan embodies a set of proposals that will direct the resources and energies of both public and private groups in their efforts to attain a desirable community. It will provide a framework for making decisions about how Lakeside will develop in the next twenty years. The Board of Supervisors will use the Plan for determining policies regarding major development problems and opportunities in Lakeside. The Planning Commission will utilize the Plan as a foundation for recommending development actions to the Board and for preparing and recommending specific programs to implement its provisions. Public Agencies will be given a basis for coordinating their individual plans and activities with the community's desired development proposals. Finally, the public-at-large and individual interest groups will be offered guidance in making their own development decisions.

The contents of the Plan document reflect the process by which the citizens of Lakeside and planning staff worked to prepare a plan for future development. The first step involved compiling an inventory and analysis of existing conditions, a description of the community's land use, socio-economic and institutional charac-

teristics. These findings identified major development problems and opportunities in Lakeside and served as a basis for citizens to formulate long-range community objectives. Chapter III embodies the goals of the community, statements of intent by the citizens and Board of Supervisors as to the direction in which development should proceed in the next twenty years. The Lakeside Plan contained in Chapter IV offers guidelines as to how the community may reach its goals. It is the purpose of the Plan Elements to provide more detailed recommendations for the location, distribution and intensity of various land uses. Thus, upon adoption by the Board of Supervisors, the San Diego County General Plan will be amended to reflect the Land Use and Circulation Elements that are proposed in the Plan. The adoption of the Lakeside Plan does not complete the planning process. Continued study and support from both the private and public sectors are required to implement the provisions of the plan. The recommendations contained in Chapters V and VI provide specific standards and programs for bringing the plan proposals into reality. In addition, they provide direction for the phasing of development over the next twenty years so that the uses of land and the services that support them can proceed in an orderly manner.

It should be pointed out that the Lakeside Plan is not intended to be interpreted as a map showing specific land uses in a precise location; nor does the Plan itself rezone property. These functions are performed by more precise detailed plans, subdivision regulations, capital improvements program and the zoning ordinance. All plan proposals for changes in land use or amendments to County ordinances will require subsequent public hearings through the regular legislative process.

DESCRIPTION OF THE PLANNING AREA

The community of Lakeside is located in the western foothills of the Cuyamaca Mountains, on the San Diego River about 21 miles northeast of the City of San Diego. The area now known as Lakeside was originally part of the vast land grant of Rancho El Cajon; 6,600 acres of which were sold to the El Cajon Valley Land Company in 1886. This company mapped the townsite and named it Lakeside after Lindo Lake. The many lakes and parks in the vicinity have always contributed to Lakeside's lure as a tourist attraction.

In addition to tourism, the area has many natural agricultural advantages and is known for its horses, chicken ranches, hay and dairy farming along the river bottom lands, and tree crops such as olives, citrus fruits, avocados, peaches, and apricots in the nearby uplands.

The discovery of high quality construction sand in the river bottom has converted some of this agricultural land to the extractive industry. Concurrently, the construction demands of the San Diego region are expected to make sand and gravel extraction in Lakeside an important industrial base for the next several decades.

For many years, the atmosphere remained primarily rustic in Lakeside and the rural-residential life style was not seriously threatened; then, significant subdivision development gradually started to change Lakeside from an agricultural area to a rural-residential community from which many residents commuted to work outside the area.

The decades of the 1950's and the 1960's brought population increases and the citizens began to see urbanization to the west and to the south. In 1950 the area had fewer than 4,000 people but by 1960 the population had grown to over 19,000 persons while, according to the 1970 Federal Census the population amounted to approximately 24,000 people. These growth statistics may not seem dramatic in an area of about 75 square miles wherein 84% of the land is vacant, but the citizens, in surveying their area--bounded generally by the City of El Cajon on the south, Santee and Poway to the west, Ramona to the north, and Alpine to the east--decided that the time for community action had arrived.

HISTORY OF PLANNING EFFORT

This accelerated pace of population growth and urban development in Lakeside in recent years generated a very strong interest in community planning, culminating in a meeting in October, 1968, between the staff of the County's Community Planning Division and 700 concerned Lakeside citizens, more than 400 of whom signed a petition for a community planning program. Early in 1970, based on a Planning Commission recommendation, the Board of Supervisors authorized the County Planning Department to assist Lakeside in organizing a community planning program.

On April 7, 1970, a community-wide meeting was held at which the staff of the Community Planning Division explained the planning program. Of the 400 in attendance, 140 expressed a willingness to serve on an executive committee while the remainder formed the nucleus of a general committee open to all residents, property owners, business operators, and anyone having a genuine interest in the betterment of the community. At a subsequent meeting, officers were elected and subcommittees were organized to prepare by-laws and a work program, and to recommend Plan boundaries.

As it unexpectedly turned out, these tasks were to take almost 16 months. During this period, it was decided to delete the area known as Dunbar Lane but to retain the Los Coches-Blossom Valley area within the Plan's boundaries.

On May 28, 1971, it was recommended to the Planning Commission that the title of the program be changed to the Lakeside Area Community Plan and that the by-laws be amended to assure that citizens of various sub-areas would have a voice in formulating policies and land use proposals for their individual neighborhoods.

Based on the Planning Commission's recommendations, the Board of Supervisors, on August 2, 1971, approved the Lakeside Planning Program including the boundaries, by-laws, and work program.

The Lakeside Area Planning Committee thus became officially recognized as the organization with which County government was authorized to work in the preparation and implementation of a citizens' community plan.

The newly recognized committee held a meeting on September 22, 1971, and has been meeting regularly ever since. During that period, the executive committee has been briefed by over fifty experts from County agencies, special districts, and private utilities, all of whom have shared valuable information as to the effect of their plans and programs on the Lakeside community. This input has been augmented by vast amounts of demographic and land use data made available by the staff of the Community Planning Division.

After a 6 to 8 month period of orientation the committee moved into the research and analysis phase of its planning program. In order to assimilate the data made available to it and to determine the goals that should be set for the community, the executive committee organized the following nine subcommittees: Environmental Control; Trails; Residential; Industrial; Commercial; Schools, Facilities, and Utilities; Agriculture; Transportation; and Parks, Recreation, Floodplain and Open Space. The subcommittee approach has been found effective with all community planning groups, however, the titles of such subcommittees as Trails and Environmental Control give an idea of the areas to which the citizens of Lakeside attach importance.

A highlight of the research and analysis phase was the community-wide distribution in late 1971 and early 1972 of a comprehensive questionnaire to all 6,750 property owners within the planning area. A 26% response was achieved, representing 1,740 completed and returned questionnaires. A computer tabulation of these responses gave the committee further useful background for the goal formulation phase of the planning program.

The formulation of community goals was, however, to take more than a year to complete. After community-wide approval was gained, the Board of Supervisors approved the goals on September 19, 1973. (See Chapter III for the approved community goals.)

A series of alternative land use plans was then prepared by the staff of the Community Planning Division using the approved Goals as a guide. The synthesis of many meetings and much deliberation culminated in July of 1974, when the Executive Committee of the Lakeside Planning Committee approved their Preliminary Community Plan for publication and distribution.

Community approval was then sought at a general meeting held on October 2, 1974. The Preliminary Plan was not approved as presented by the Executive Committee, and it soon became apparent that significant changes would need to be made in order to gain that approval. Subsequently, more than 150 requests for change were submitted to the Executive Committee which had grown from 43 members prior to October 2 to over 400. The number of requests and the size of the committee necessitated authorization from the Board of Supervisors for a four-month extension of time for completion.

During the following two months, the original plan map was revised at the request of individual property owners who typically participated in the motions and voted on their own parcels of land. Despite staff advice, little or no regard was given to basic data, the community's approved goals or coordination with other agency plans or County policies (i.e., Initial Growth Policy). Meeting as often as twice a week, the Executive Committee divided into two factions and staff attempts to resolve the widening conflicts were fruitless. On Wednesday, December 4, 1974, over staff objections, the "new" Executive Committee voted to approve a revised plan map and submit it to the general community for approval. On Saturday, December 21, 1974, by a vote of 353 to 251, citizens of Lakeside approved a revised Preliminary Lakeside Community Plan Map.

During January and February of 1975, it became increasingly apparent that the Planning Department could not support the recommendations of the citizens' prepared plan. On March 5, 1975, upon the authorization of the Board of Supervisors, Planning Department staff began the preparation of an alternative plan. The staff plan was based on updated land use and population data, approved community goals and county policies, and what the staff felt were sound planning principles. The purpose of the Staff Plan was to provide the Planning Commission and the Board of Supervisors an alternative to consider.

Chapter 2

Existing Conditions and Issues

LAND USE CHARACTERISTICS

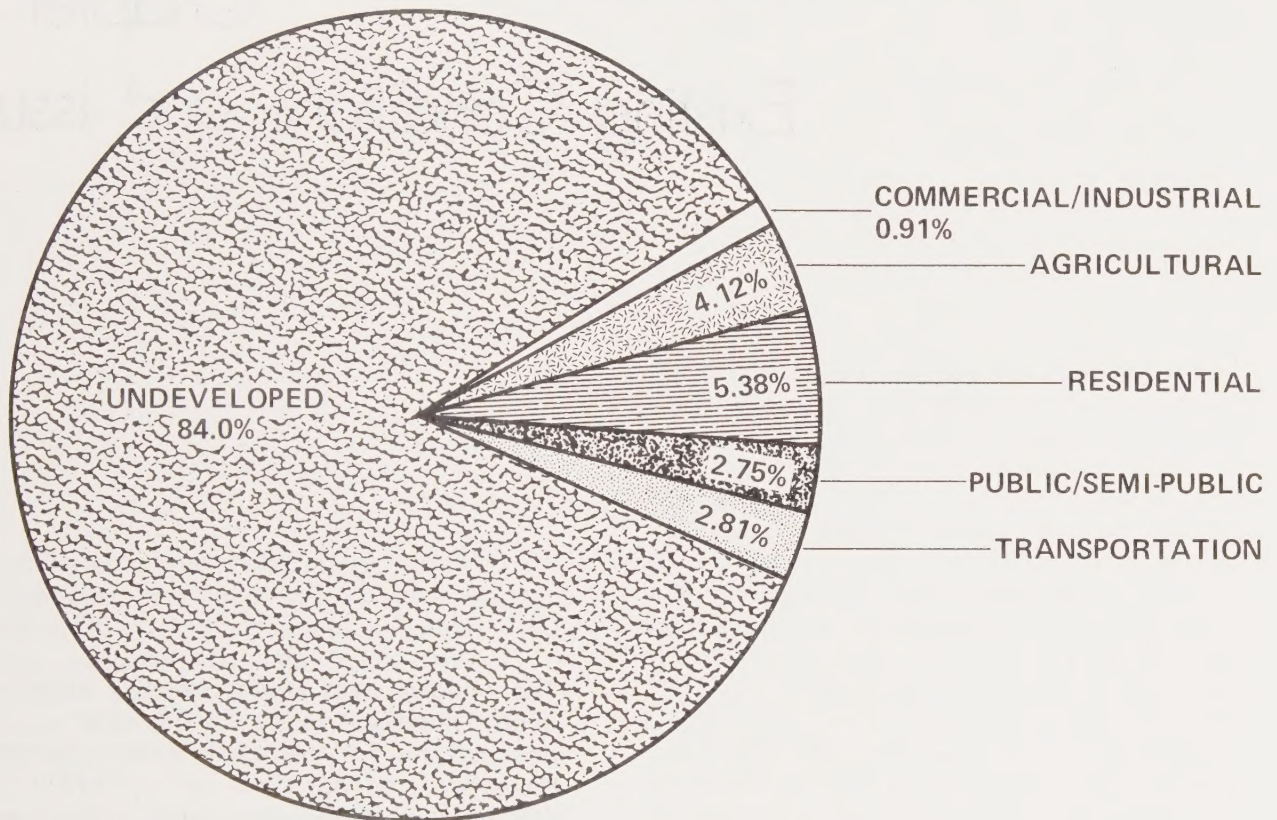
Private

The rural-residential open space character sought by Lakeside's present residents has understandably affected land use patterns. The agricultural life-style of previous years has given way to smaller scale farming and many homes in the residential areas of Lakeside have small horse corrals evidencing a relatively high degree of horse ownership. The residents of the plan area wish to further establish and maintain the aesthetic aspects of the overall rural character of their community.

In December, 1974, 84% of the 75 square mile expanse of the Lakeside Planning Area was undeveloped and 3.5% of this open space was in lakes and reservoirs. An additional 2.5% of the total area is devoted to recreational uses.

The predominant usage of the developed area in Lakeside is residential, accounting for 6% of the total area. However, residential uses prevail in 40% of the developed area. Single-family dwellings predominate, being 82% of all residential uses. Slightly more than 1% of the total area is in two-family, multi-family, and mobile-home occupancy. Correspondingly, 6.5% of the land is zoned for single-family, about 1/2 of 1% for duplexes and about 1/4 of 1% is zoned for multi-family usage. The majority of single-family residential development is located in central Lakeside in such subdivisions as Bostonia, Glenview, Johnstown, Lakeview, Winter Gardens, Rockcrest, and Eucalyptus Hills. Other single-family development is dispersed throughout the planning area, such as that along El Nopal Drive and the developments in Morena and Blossom Valley. The majority of duplexes and multi-family uses were confined to the town center in 1974, while about thirty mobilehome parks were scattered throughout the planning area. Many homes were developed on a lot split basis with only minimum street improvements required.

LAND USE INVENTORY



In 1974, about 16% of the area was zoned for agriculture, but agricultural uses prevailed on a mere 2.5% of the planning area. Trends indicate that much of the acreage devoted to large scale agricultural operations is giving way to smaller scale uses. In 1974, residential usage predominated in the A-1(1) zone, industrial uses were prevalent in the A-3(8) zone, most of the land in the A-2(2), A-3(1), A-3(2) zones was vacant; and agricultural usage occupied 100% of the A-4(8) zoning category. As of 1974 there was one agricultural preserve of 443 acres which must remain in that usage until 1979.

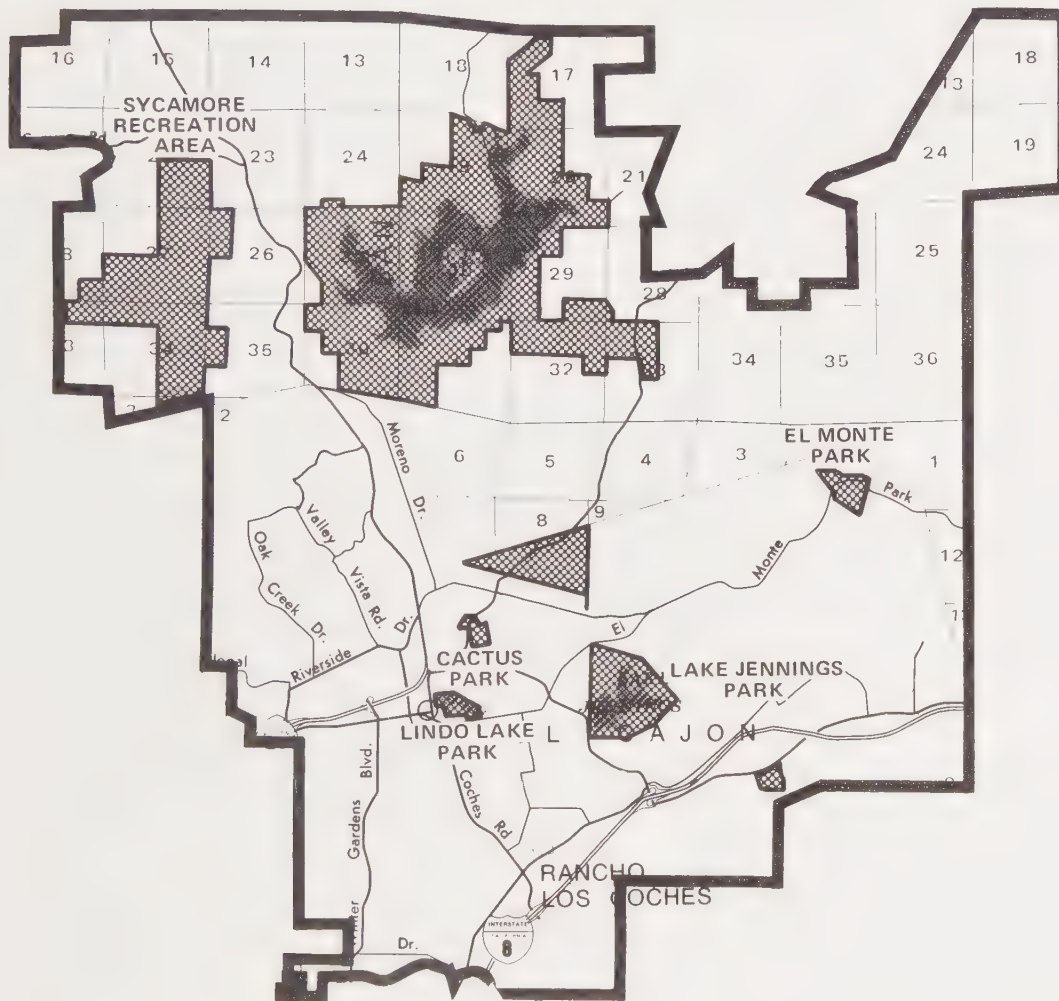
A relatively small portion consisting of 500 acres or less than 1%, was devoted to and zoned for commercial and industrial usage with commercial development concentrated in the town center area. However, there are a number of neighborhood convenience centers, and other small commercial developments distributed throughout the planning area. Most commercial developments are local service oriented, with regional facilities located outside the planning area in the City of El Cajon.

Nearly four-fifths of the industrial land usage is devoted to the extractive industry, located primarily in the San Diego Riverbed. Other industry ranges from small, interdependent shops to larger scale, light manufacturing and warehousing activities.

LAND USE TABLE

CATEGORY	GENERAL USE	ACRES	% OF TOTAL AREA	DWELL-ING UNITS
RESIDENTIAL	Single Family	2,180.3	4.51	6,412
	Two Family	34.3	0.07	236
	Three or More Family	27.4	0.05	544
	Mobilehomes	356.8	0.73	2,799
	Total	2,598.8	5.38	9,991
COMMERCIAL	Retail Stores	28.5	0.05	—
	Office and Personal Services	16.0	0.03	—
	Motel	2.0	0.00	7
	Wholesale	51.6	0.10	—
	Total	98.1	0.20	7
INDUSTRIAL	Extractive Industry	256.2	0.53	—
	Light Industry	46.7	0.09	21
	Heavy Industry	43.1	0.08	—
	Total	346.0	0.71	21
AGRICULTURAL	Grain, Pasture, Fallow	1,047.6	1.24	—
	Tree, Vine	323.5	0.66	—
	Livestock and Poultry	619.8	1.28	—
	Total	1,990.9	4.12	—
PUBLIC	Commercial Recreation (Theatres, etc.)	219.7	0.45	—
	Recreation (Golf Courses, Parks, etc.)	852.1	1.76	—
	Public, Semi-Public (Schools, Churches, etc.)	195.6	0.40	183
	Utilities	53.5	0.11	—
	Military	9.3	0.02	—
	Total	1,330.2	2.75	183
TRANSPORTATION	Road Rights-of-Way	1,316.4	2.72	—
	Transportation and Parking	44.0	0.09	—
	Total	1,360.4	2.81	—
Developed Area Total		7,724.4	16.00	10,202
UNDEVELOPED AREA	Vacant	39,438.1	82.59	—
	Water Areas	1,127.7	2.33	—
	Total	40,565.8	84.00	—
GRAND TOTAL		48,290.3	100.00	10,202

EXISTING AND DEDICATED PARK LANDS



Much of the community's 38,975 vacant acres are in public ownership and are expected to remain undeveloped during the life of the Plan primarily because of problems of topography and inaccessibility. The 443 acres in the El Monte Agricultural Preserve are expected to remain in Open Space at least during the remaining years of the contract.

Parks, Recreation and Open Space

There are three regional parks and two community parks within the Plan Area, all of which are administered by the County. San Vicente Reservoir Park (1,373 acres) is used for fishing, but

planned future expansion will create camp sites. Lake Jennings (540 acres) is also used for fishing and has 80 improved sites and 20 primitive camping sites. An improved site has a pad and other facilities for trailer use, while a primitive site is for tent use and has only basic facilities. Campers are permitted to stay two weeks. El Monte Park (390 acres) is a day use facility having extensive barbeque facilities for group picnics and active recreational areas. Flinn Springs (40 acres) is a day use facility having family picnic areas. It also has facilities for youth camping by Boy Scouts and similar organizations.

There are two proposed parks which, when developed, will help preserve the community's open space atmosphere. These are the Stelzer property, a recently donated 300 acre regional park area on Wildcat Canyon Road and the Minshall property, another regional park property under life estate status, also off Wildcat Canyon Road on the north side overlooking San Vicente Lake. Lindo Lake Community Park (54 acres) bears special mention because the community derives its name from this park, which is located within the town center and is an oasis within the surrounding suburban development. It has day use picnic facilities suitable for family or group use.

Also located in the Plan Area are a golf course, a commercial amusement park, private stables, and a number of privately operated recreational campgrounds to serve the growing number of recreational vehicles.

These private recreational facilities are considered an important supplement to services provided by the public sector while contributing to the community's sense of open space.

Local Points of Interest

The Lakeside citizens' committee has compiled a list of fourteen important historic sites. Many of these are still in existence and are of interest to residents and visitors.

Prehistoric Indian artifacts taken from Lakeside archaeological sites are exhibited at the Helix Water District offices. Castle House, the first residence built in the Lakeside town-site, still stands next to the Old Presbyterian church, the oldest public building in Lakeside.

The Foster ranch area, the terminal end of the railroad to Julian, is rich in historic value but contains few of

the original structures. A house at Palm Row on Lakeside Avenue is one of the few left from the "big ranch era." Also from this era are the Julian Ames Ranch site located on the Los Coches Rancho and the Flinn Springs Ranch and Cemetery built around 1860.

For stage and train enthusiasts there are three historical points: the La Mesa Train Depot owned by the Lakeside Chamber of Commerce; the Lakeside Train Depot built by Spreckles; and the Mussey Grade Stage Station, possibly the last existing structure associated with the stage line west of Warner's Ranch.

Also of interest are the cork elms on Woodside Avenue, planted in 1891 by John Gay, and the Lakeside School building (now used as a warehouse) which is also on Woodside Avenue.

Circulation

Major access to the Lakeside Planning Area from the west is via Interstate 8, a controlled access freeway, and State Highway 67, a major highway with freeway connection to Interstate 8.

Interstate 8 links Lakeside with San Diego and El Cajon to the west and the community of Alpine to the east. State Highway 67 connects Lakeside with Poway, Ramona, and the mountain communities to the north.

Within the Plan area, there is an extensive network of county-maintained major, secondary, and local roads. The major roads run generally north and south between I-8 and State Highway 67 and follow well-defined natural corridors. Of the total Plan Area, over thirteen percent, or 6,048 acres, are used for freeway and major highway rights-of-way, and less than two percent, or 766 acres, is used for local streets.

As may be expected in a rural, auto-oriented suburban community, there is a general lack of curbs and sidewalks. Roads are predominantly paved with asphalt and have decomposed granite or dirt shoulders. Curbs and sidewalks are more prevalent in the newer subdivisions where neighborhood foot traffic is to be expected.

There is a relatively high degree of horse ownership which has resulted in concern for the establishment of equestrian trails as an alternative circulation system. Similarly, there is an interest in bicycle paths and hiking trails.

The San Diego Gas and Electric Company has agreed in principle with regulated use of its fee-owned utility corridors for non-motorized riding and hiking trails. The establishment and maintenance of the trail system, such as rights-of-way permission, regulations for use, paving, maintenance and repair, are legal requirements which need further study prior to implementation. The trails system will relate to the adopted Trail Supplement of the San Diego County General Plan.

PUBLIC FACILITIES, SERVICES AND UTILITIES

Educational Facilities

The Lakeside Planning Area is served by the Lakeside Union School District and the Cajon Valley Union School District, both of which provide elementary and junior high schools. The Grossmont Union High School District provides a high school and a continuation school, the latter located in Santee, and the Grossmont Community College District provides a community college which is in El Cajon. Limited portions of the Planning Area overlap the boundaries of the Poway Unified School District and the Santee Ele-

mentary School District, but these school districts have no facilities within the planning area at present.

There are currently six elementary schools and two junior high schools operated by the Lakeside School District. It also has one vacant school site located in the San Diego River floodplain, which would constrain its use. The Cajon Valley District has two elementary schools and an unused site in Lakeside. The Lakeside Union School District reports that, unless new subdivisions increase the number of students, present school sites are adequate. El Capitan High School serves the Lakeside Community Planning Area and is operated by the Grossmont Union High School District. It is located on a 45-acre site on Ashwood Street and has a current enrollment of 2,200.

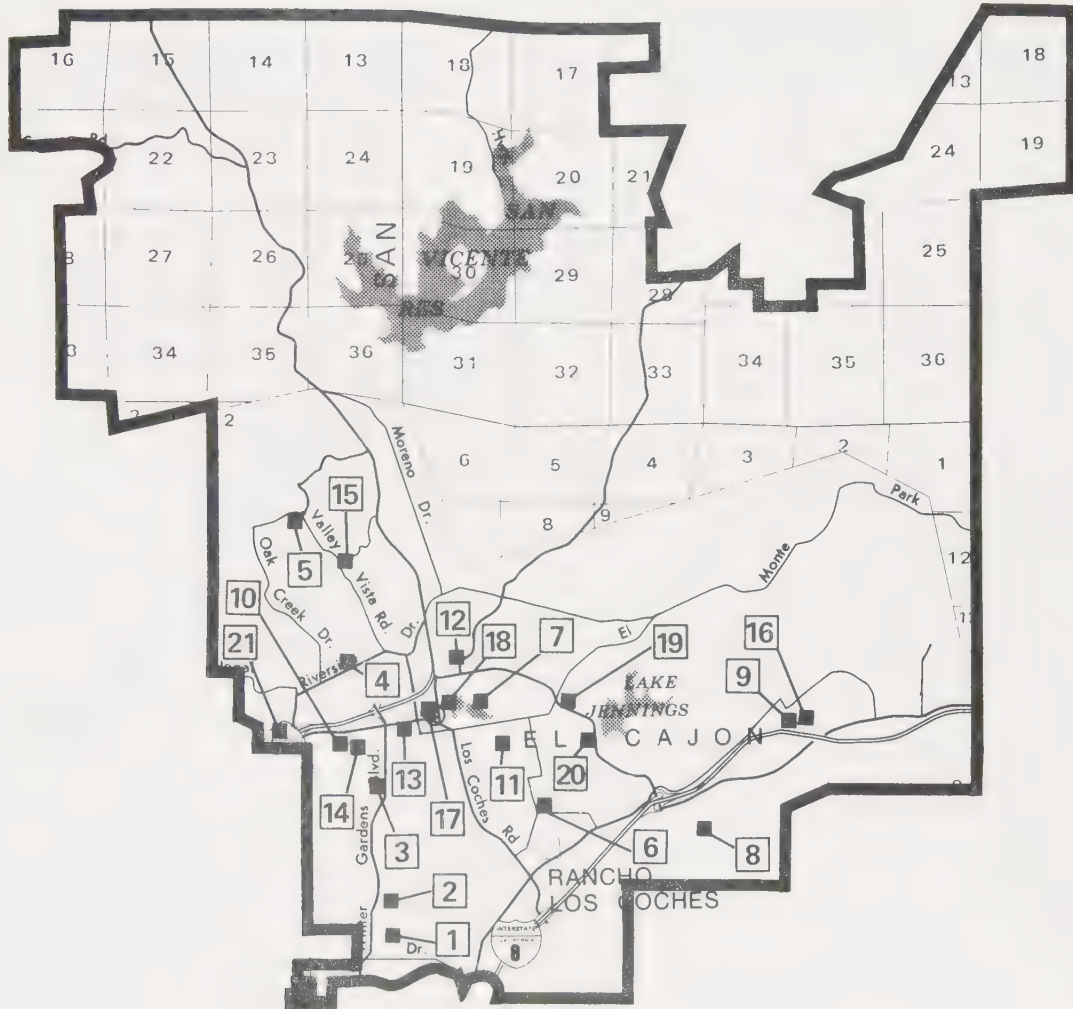
Approximately eight percent of the Plan area's population is under 5 years of age. Some of these children need preschool and day care services, which are limited in Lakeside. Those which do exist are either church-related or private.

Fire Protection

Most organized fire protection in Lakeside is provided by the Lakeside Fire Protection District from two stations manned by 16 professionals supplemented by a reserve of volunteers. In the absence of a third station and additional trained manpower, portions of the District's 17 square mile area are underprotected. The District has a Pacific Fire Rating Bureau rating of 8.

Most of the Lakeside Planning Area is not included in any organized fire protection district. The California State Division of Forestry, which maintains forest and brushlands fire-fighting operations, provides minimum structural fire protection to the rural areas.

EXISTING PUBLIC FACILITIES



- | | |
|--|--|
| 1 - Hall Elementary School | 11 - Tierra Del Sol Junior High School |
| 2 - Winter Gardens Elementary School | 12 - El Capitan High School |
| 3 - River View Elementary School | 13 - Lakeside Union School Administration Office |
| 4 - Lakeside Farms Elementary School | 14 - Fire Station |
| 5 - Eucalyptus Hills Elementary School | 15 - Fire Station |
| 6 - Lakeview Elementary School | 16 - State Forestry Station |
| 7 - Lindo Park Elementary School | 17 - Post Office |
| 8 - Rios Elementary School | 18 - Library |
| 9 - Blossom Valley Elementary School | 19 - Electric Substation |
| 10 - Lakeside Junior High School | 20 - Water Treatment Plant |
| | 21 - Sewage Treatment Plant |

Sewers

The Lakeside Planning Area is served by the Lakeside Sanitation District, the Santee County Water District, and the Wintergardens Sewer Maintenance District. However, these sanitation districts actually serve only a relatively small part of the total Lakeside Planning Area, being confined mostly to the townsite and contiguous urbanized areas. A small portion of the plan area bordering the City of El Cajon is served by the Wintergardens Sewer Maintenance District, which is administered by the County Board of Supervisors through the Department of Sanitation and Flood Control. Sewage disposal in this district flows through the City of El Cajon's lines and then into the San Diego Metropolitan System. Changes in district boundaries, which must be approved by the El Cajon City Council, are discouraged.

The Santee County Water District (SCWD) operates the Santee Lakes Reclamation project consisting of a sewage treatment plant and successive percolation beds which are also used as recreational lakes. It receives approximately 3.7 million gallons per day (MGD), of which 1.0 mgd are percolated and used in the lakes while the remainder is chlorinated and discharged into the San Diego River.

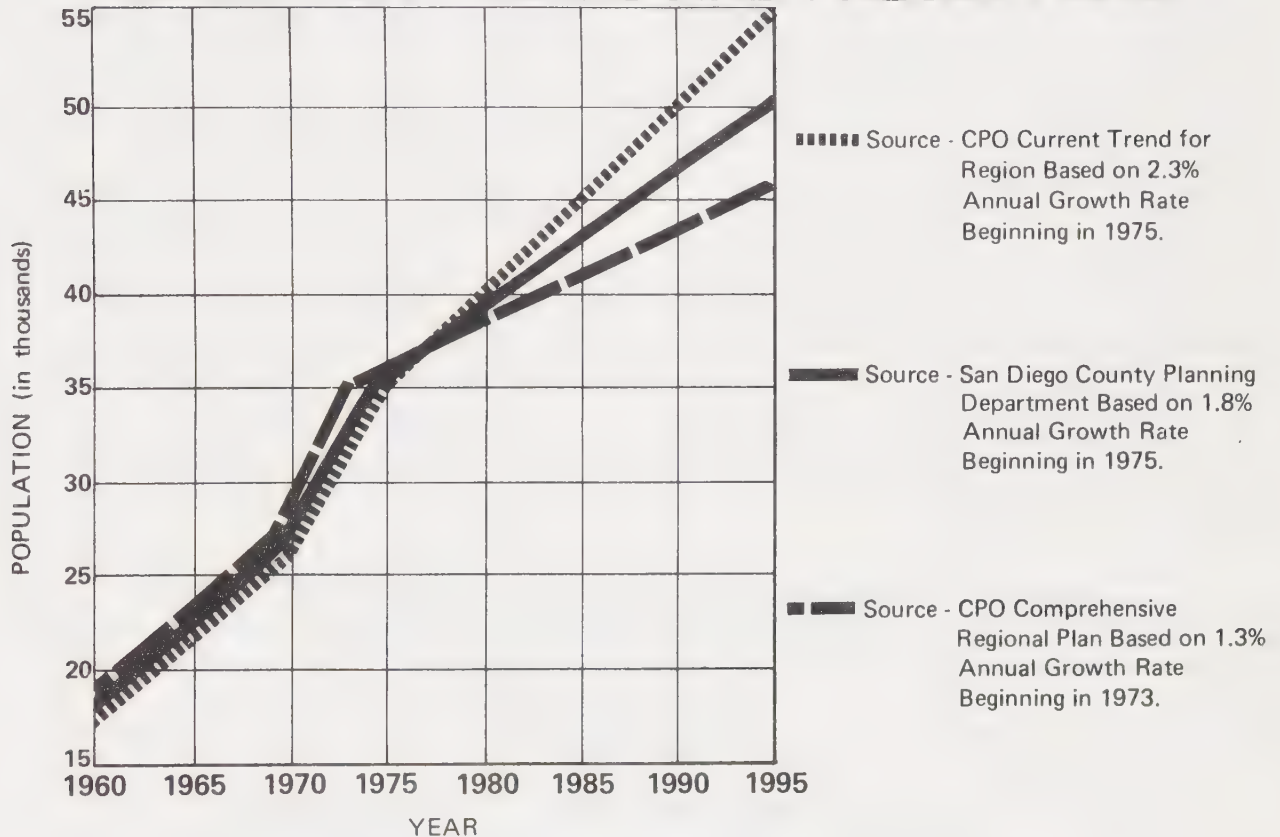
Treatment of sewage effluent at the Santee plant has been compounded in recent years as a result of rapid population growth in Santee, Lakeside and Alpine. The Santee District has accepted the effluent of the upstream sewage treatment plants of the Lakeside and Alpine sanitation districts. At the present time, SCWD is under a moratorium on new sewer connections, partly self-imposed but also imposed for varying reasons by the California State Regional Water Quality Control Board, (RWQCB), the County Department of Public Health and the Board of Supervisors.

The Lakeside Sanitation District is also under a moratorium on new connections as a result of an order by the RWQCB to cease discharge. Prior to this order, the District had also taken the additional step of refusing the connections of new subdivisions.

Thus, at the present time in Lakeside, new building is occurring only in those areas approved for septic tanks. In addition, septic tanks have been used in areas that are within the boundaries of the sanitation district.

It is expected that the present problems related to treatment of sewage effluent will be resolved and that sewage capacity will be provided to allow growth to occur in accordance with community goals.

POPULATION TRENDS AND PROJECTIONS



SOCIO-ECONOMIC CHARACTERISTICS

Population and Population Characteristics

Population growth in Lakeside has followed a pattern quite familiar to other rural-suburban sections of San Diego County. As the following data from the 1960 and 1970 Federal Censuses confirm, Lakeside has been dramatically affected by suburbanization and immigration. In 1960, for example,

19,000 people resided in the community. By 1970 population had reached 24,000 which is a 29% increase. Between 1970-1975 the population increased to approximately 35,200. Growth rates are influenced by such factors as community attitudes and values, anticipated income, and general economic conditions, all of which are subject to change. However, if current trends continue, Lakeside will have a population approaching 50,000 by 1995.

Age Composition

Population size is only one factor in determining an accurate demographic profile. Age of residents is a population characteristic that influences potential growth and development. More importantly, it guides the formulation of plans for needed recreational, educational, and social service facilities. A review of the change in the age of residents in Lakeside provides general indication of such needs.

Between 1960 and 1970 the proportion of children under 5 years of age dropped from 12% to 8%. This decrease may reflect attitudinal changes of parents to smaller families. However, the decrease in the birth rate should not be construed as an indicator of overall population reduction or stabilization.

During this same period, the 5-19 age group increased from 31% to 35%. This proportionate increase in the school age category suggests a continual demand for public services and facilities, especially schools. More significantly, as this segment of the population reaches the family formation years, birth rates may increase to 1960 levels of 12% or higher.

At the other end of the spectrum, although the proportion of population over 65 has remained relatively stable over the same ten year period, the 45-64 age bracket has shown an increase from 12% to 20%. This shift, coupled with the attractiveness Lakeside has for retirees, may inflate the over 65 age group to higher levels. Thus, during the life of the plan, overall population growth can be expected to continue at an increasing rate and sustain the demand for planned services.

% OF POPULATION BY AGE AND SEX 1960 & 1970

Age Group	Male by Percent		Female by Percent		Total by Age Group
Under 5		6%	6%		2,222
		4%	4%		1,956
5 - 19	16%		15%		5,923
	17%		16%		8,067
20 - 44	16%		17%		6,272
	16%		16%		7,823
45 - 64	9%		8%		3,217
	10%		10%		4,890
Over 65	3%	4%			1,366
	3%	4%			1,711

1960	19,000	1970	24,448
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Housing

Most people in Lakeside desire living space that is suited for a suburban-rural environment. This desire is reflected in their devotion to large lots, open space, gentleman farming, and equestrian activities. According to the 1970 Federal Census, 70% of the 8,572 total housing units were owner-occupied single-family dwellings. Most of these homes are valued between \$15,000 - \$27,999 with a median value of \$22,000 and have an average family size of 3.7 persons. With the printing of this text, housing values have increased significantly.

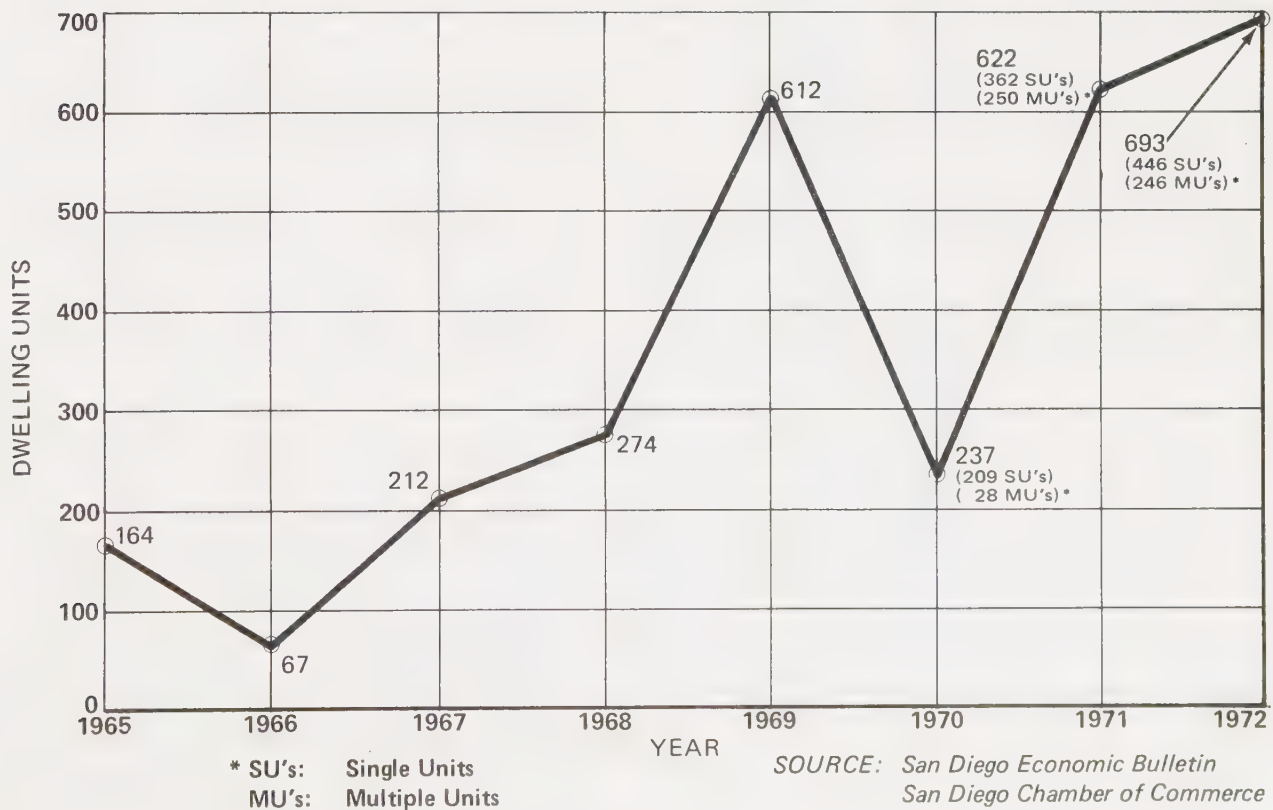
Many residents of Lakeside have also expressed their preference for home ownership through the purchase of mobilehomes. Over thirty mobilehome parks comprise 21% of the total housing units and provide shelter opportunities primarily for the elder-

ly. Over 62% of such households consist of retirees.

In the past rental housing has played a less significant role in residential construction activity. At present it absorbs only 9% of the total housing stock. Recently, however, there appears to be an increasing preference for apartment living in Lakeside. In 1972, 247 permits were issued for multiple family units as compared to only 28 in 1970. Average rents are within the \$100 - \$149 range which is consistent with average rents of San Diego County as a whole. The preponderance of multi-family dwellings are properly located within the town center and immediate surrounding areas and thus offer convenient access to shipping and business facilities.

The below graph illustrates growth trends in construction activity during the period 1965-1972.

COMPLETED DWELLING UNITS, 1965 - 1972



Economics

To evaluate the Lakeside economy it is necessary to understand how it functions in a regional context. Such variables as supply and demand, consumer preferences and the competitiveness of other local markets are external to the community's sphere of influence. Their constant interaction significantly affect the expansion or contraction of future economic opportunities. These constraints, however, do not obviate the need for studying economic conditions in the community. Economic analysis provides a framework for measuring the financial capabilities of Lakeside to support planned growth and development. The ability to pay for schools, roads, parks, and other public services is generally reflected in local economic indices such as income, employment and retail sales. These areas are addressed in detail in subsequent sections of the Plan.

An important indicator of a community's potential economic growth is the number and type of basic industries -- i.e., those industries which produce goods locally and market them beyond its borders. The major source of basic income in Lakeside is from extractive industry, principally from sand and gravel operations. The abundance of these resources is expected to elevate Lakeside as a primary regional supplier of building, highway and construction

materials. In addition, the potential of this industry for diversification assures its continued role of generating local business activity.

Retail Sales

One impact population growth has had on the Lakeside Community is reflected in the retail sector of the local economy. Total volume of sales during the period 1965-1972 has risen from \$3,081,060 to \$11,962,000 -- a significant 400% increase. These figures reveal an annual retail growth rate that is more than double the proportionate increase in population -- 17.5% versus 7%.

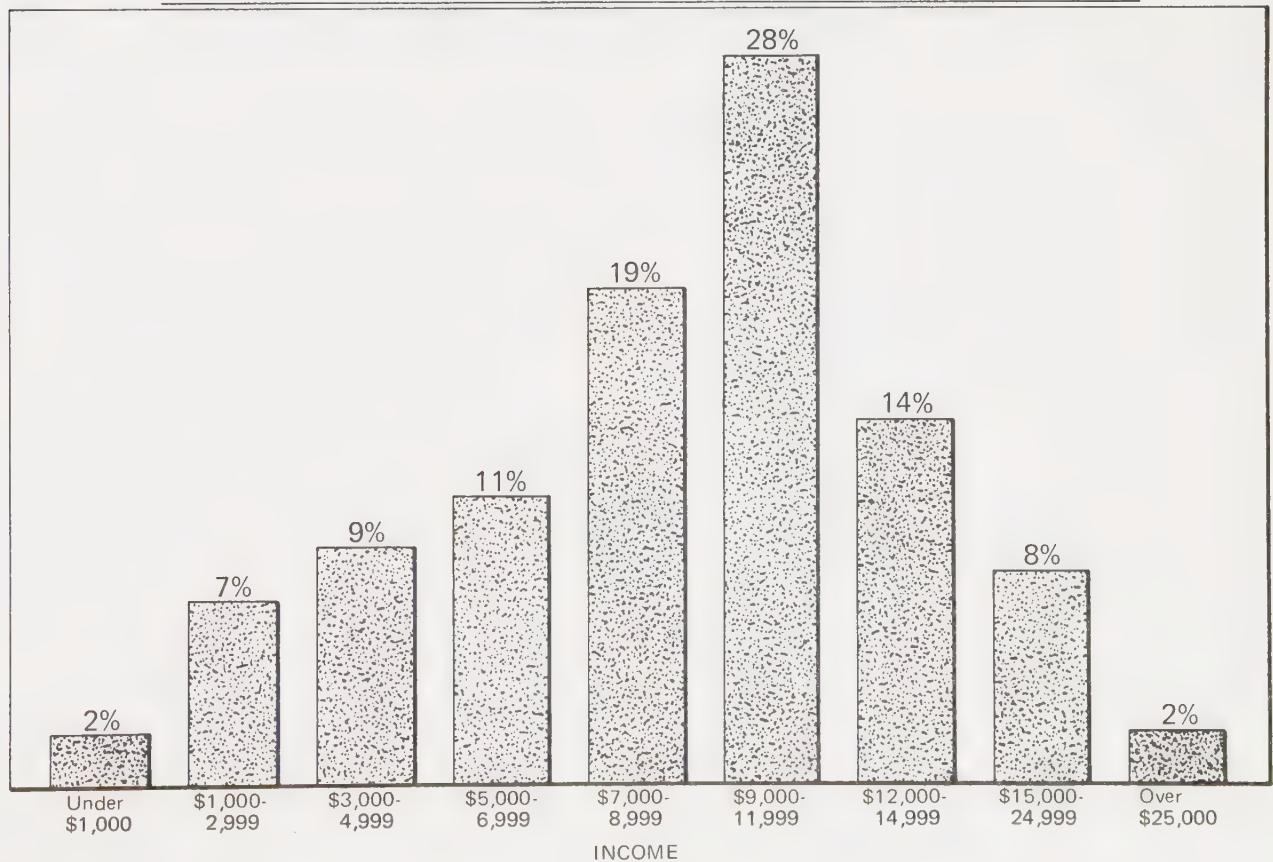
Although these data underscore the growth and development of Lakeside during the past decade, aggregate sales do not totally indicate the health and vitality of the local economy. For example, statistics that measure the number and type of commercial acres or retail outlets as related to population statistics can also reflect retail diversity and compatibility. An excess of commercially allocated lands may present long-term disadvantages to the business community as can a lack of commercial lands. This balance of commercial needs to population has been acknowledged by the Lakeside community and is reflected in its adopted commercial goals.

Income

An analysis of available data shows that income levels in Lakeside portray a bell-shaped profile. Over 47% of the residents have reported income levels between \$7,000 - \$12,000, a range that is consistent with average housing values. At the lower end of the

income ladder, 12% of the families earn under \$5,000 which is considerably below the county-wide figure of 18%. Families reporting incomes above \$25,000 in Lakeside are proportionately less than the county as a whole, 2.4% versus 5%.

TOTAL INCOME BY HOUSEHOLD, 1969



Employment

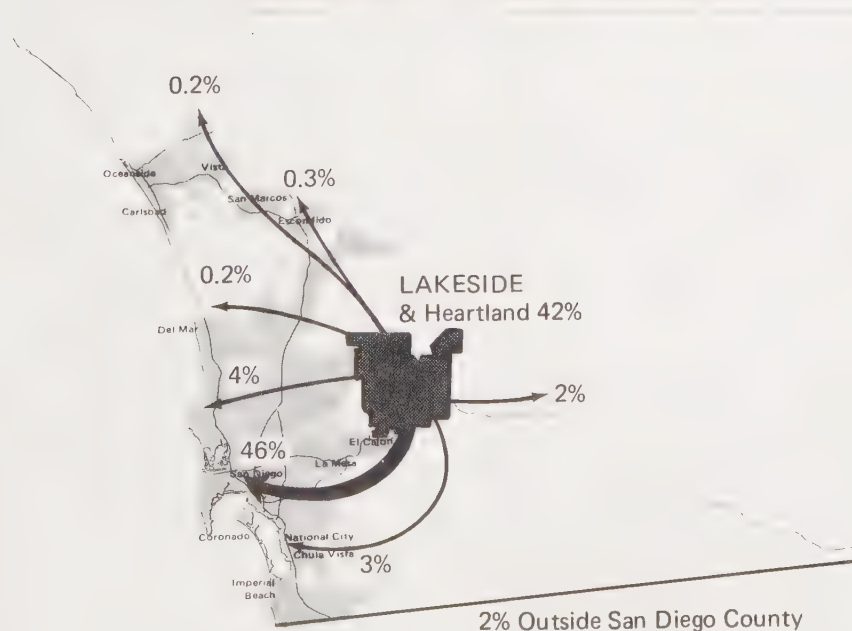
Despite the population and growth pressures of the past decade, Lakeside has maintained its rural-residential character. Residents have expressed their desire to remain a "bedroom community" by fully adapting to the "journey to work" trip. As the accompanying table shows, most residents live in the community but work elsewhere. Over 45% of the labor force has reported its place of work in Central San Diego. An additional 42% work in the Heartland area, chiefly La Mesa and El Cajon. The remaining wage earners are equally dispersed throughout the metropolitan area. With a modern freeway system easily accessible and the continued trend toward

regional employment concentration, it is likely that Lakeside will continue to function as a local labor market for metropolitan San Diego.

Data from the 1970 Federal Census show 31% of the total labor force classified as craftsmen. This is a multi-discipline occupational category that includes job skills ranging from carpenters, electricians and foremen to mechanics, tailors and repairmen. Professional and management classifications absorb 14% and 10% of the employment force respectively, while the remainder are represented in all major employment categories.

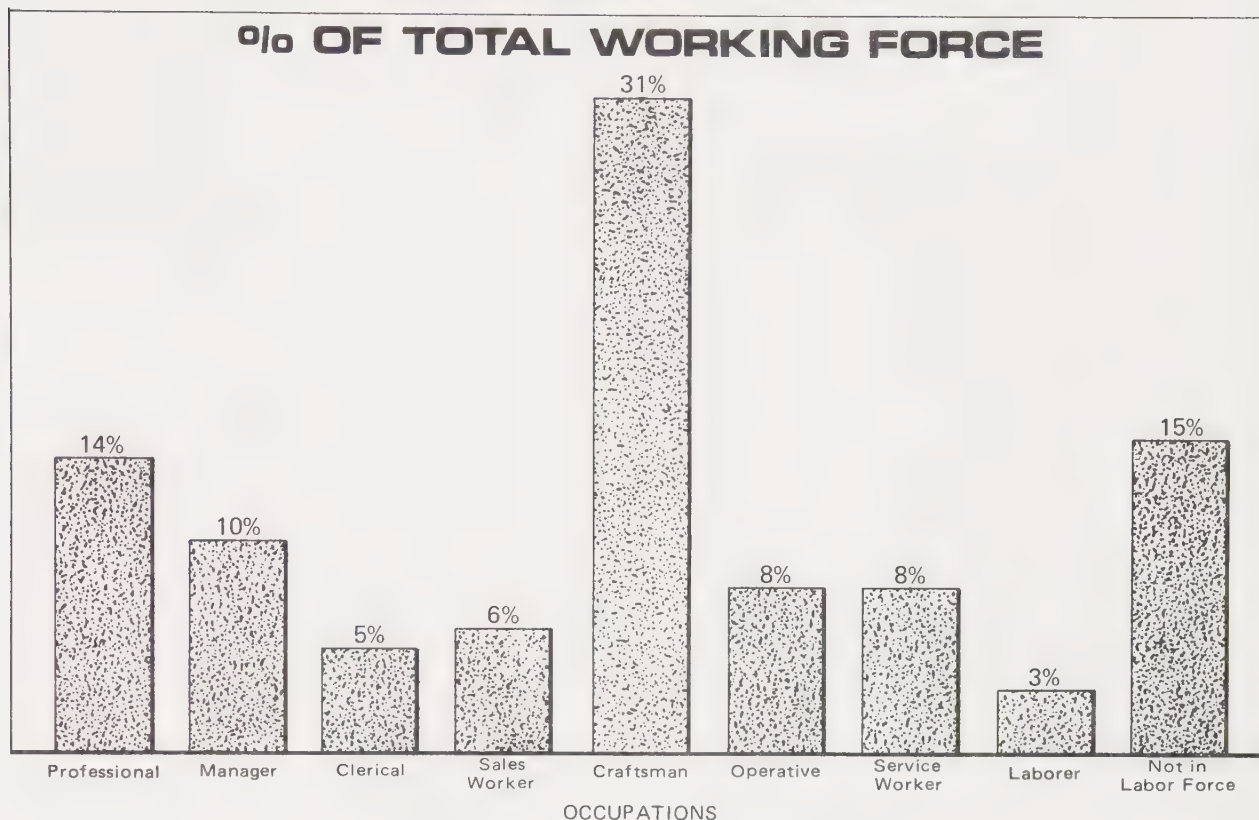
LAKESIDE'S EMPLOYMENT

WHERE THEY WORK . . .



Source: 1969 State Dept. of Finance Census

AND WHAT THEY DO.



INSTITUTIONAL CHARACTERISTICS

Health and Social Service

At present, no County health or social service agencies are located within the Lakeside Planning Area. There are, however, several County agencies located in adjacent communities. These include the Department of Public Health and the Department of Public Welfare in El Cajon, and the Edgemoor Geriatric Hospital in Santee.

In the private sector community based programs have a diversity of services available. There are thirteen churches in Lakeside providing some services to the aged such as home visits and transportation. These services are generally for those who are members of the church. One church, the Lakeside Community Presbyterian Church, also offers a day care center and preschool. There is only one other licensed preschool in Lakeside, the Goose and Gander Nursery School.

Of San Diego's 330 licensed residential care homes, Lakeside has 16. The great majority of people who live in these homes are the aged who can no longer live alone, yet they must be ambulatory since no nursing care is provided. There are 12 rest homes with no nursing care provided also serving the area. There are no convalescent homes in Lakeside.

Two mental health centers, Insight Counseling Center and Rancho Pino, provide counseling and therapy in such areas as marital relations, drug abuse, and family relations. Immediate emergency aid for people in the Lakeside Union School District is provided by the Lakeside Welfare Association; however, its funding is very low, hampering its effectiveness. Also in the Lakeside area there is a Boys' Club, Indian Health project and the Chamber of Commerce.

Many of the social service agencies in adjacent communities are being utilized by residents of Lakeside.

Special Districts

Within the seventy-five square miles of the Lakeside Planning Area there is a multiplicity of special districts serving Lakeside residents. The twenty separate, special districts include:

School Districts

1. Lakeside Union
2. Grossmont Union High School
3. Cajon Valley Union Elementary School
4. Grossmont Junior College
5. Palomar Junior College

Water Districts

1. Rio San Diego Municipal Water
2. Santee County Water
3. Ramona Municipal Water
4. Helix Irrigation
5. Lakeside Irrigation
6. Riverview Water

Special Fire Districts

1. Bostonia Fire Protection
2. Crest Fire Protection
3. Lakeside Fire Protection

Lighting Districts

1. San Diego County Lighting Maintenance
2. Lakeside Public Highway Lighting
3. Wintergardens Lighting Maintenance

Sanitation and Flood Control Districts

1. Wintergardens Sewer Maintenance
2. Lakeside Sanitation
3. San Diego County Flood Control, Zones 1, 2, and 3

Hospital and Cemetery Districts

1. Grossmont Hospital
2. Pomerado Cemetery

With this multiplicity of districts supplying basically five services: school, water, fire protection, sanitation, and lighting; a duplication of effort would seem unavoidable. The citizens of Lakeside have recognized the potential of a coordinated, community planning approach. Thus, the accompanying map and text and community goals are offered as an example of the greater efficiency that can be achieved through this cooperative method.

Chapter 3

Lakeside Goals

These goals were approved by the Board of Supervisors on September 19, 1973 and served to guide the preparation of the plan.

STATEMENT OF INTENT

A goal is a purpose or ultimate end towards which effort is directed. It represents a value to be sought which is general and timeless.

The goals which follow reflect a thoughtful analysis of the Lakeside area and are a statement by the citizens and the Board of Supervisors as to the kind of total living environment that should be achieved. These goals are not a plan, they are not regulations, nor do they substitute for detailed study of current problems. They are intended to give direction to detailed planning studies which will result in definitive methods, programs, and recommendations for reaching these goals to the greatest extent possible.

It is recognized that legal and economic limitations that presently exist may hinder the complete attainment of these goals. The fact that the goals may not be completely achieved should in no way hinder every effort to achieve them to the greatest extent possible.

OVERALL GOAL

Lakeside is determined to remain a rural residential community. Despite

tremendous pressure toward urbanization, the citizens of Lakeside have held the line in an effort to provide a buffer against sprawl. The overriding sentiment, however, is not to build a wall around the Lakeside area, but to foster development which will preserve a rural atmosphere and enhance a sense of spaciousness. This can be accomplished while accommodating a population of approximately 50,000 people.

However, people, land, and houses in themselves do not make a community. Support should be given to efforts which are designed to promote Lakeside's identity as a distinctive community within the wider San Diego regional community. Some of these efforts include the protection of Lakeside's unique natural environment, preservation of its rural way of life and cultural heritage, and the promotion of opportunities for personal development and participation in all phases of community life -- economic, social, and political. This last effort is particularly important for the residents of Lakeside who hold firmly to the ideals of participatory democracy. If these ideals are to remain strong, more effective means must be created to provide citizens with increased input to all planning policy-making decisions which affect their lives and the future of Lakeside.

RESIDENTIAL GOALS

General Goal

Retain the rural atmosphere of Lakeside by providing gradual residential growth in low density, rural areas, while confining higher density residential development to the areas that have all necessary public utilities, are within the existing sewer districts, and are adjacent to major roads and commercial areas.

Goals

1. Encourage a mixture of housing styles and types to create a more varied and interesting environment and to provide larger units of usable open space for the enjoyment of the residents.
2. Discourage residential development of open space areas such as steep slopes and canyons, floodplains, agricultural lands, and unique scenic views and vistas which serve to reinforce Lakeside's rural identity.
3. Preserve the rural atmosphere of the community by blending roads into the natural terrain and minimizing urban improvements such as curbs, gutters, and sidewalks.
4. Discourage all extensive or severe grading for development of any kind and preserve the natural terrain.
5. Encourage high standards of design, materials and workmanship in all construction.
6. Encourage street tree-planting and landscaping, as well as the preservation of natural tree growth.
7. Encourage all multiple-family dwellings and mobilehome parks to landscape their developments and to provide an adequate number of off-street attractively screened parking spaces for each dwelling unit.
8. Protect residential areas from incompatible activities which create heavy traffic, noise, lighting, odors, dust, and unsightly views.
9. Encourage individually designed homes on large lots.
10. Discourage move-in houses which are not compatible with existing styles in the neighborhood.

AGRICULTURAL GOALS

General Goal

Recognize and protect agricultural land uses and promote agricultural land uses that are compatible with the topography and environment.

Goals

1. Promote co-existence of agricultural land uses and other land uses in the community.
2. Encourage the continued development of suitable land for orchards and groves as well as truck and seed crops.
3. Promote agriculture as one of the highest and best uses for open space and floodplains.
4. Encourage the use of agriculture to provide visually pleasing open space and variety within the rural environment.

5. Encourage economic advantages to agriculture in order to compete with other alternative land uses.
6. Encourage the protection of areas designated for agriculture in the plan from scattered and incompatible urban intrusions.

ENVIRONMENTAL GOALS

General Goal

Insure a desirable, healthful, and comfortable environment for living while preserving Lakeside's rural atmosphere and unique natural resources.

Goals

1. Encourage types and patterns of development which minimize water pollution, air pollution, fire hazard, soil erosion, silting, slide damage, flooding, and severe hillside cutting and scarring.
2. Regulate land uses within and adjacent to recreational areas, natural preserves, agricultural, and industrial areas to insure compatibility among those areas.
3. Isolate major thoroughfares with buffer zones such as vegetation or earth barriers to protect adjacent areas from pollutants of noise, exhaust, and light.
4. Minimize visual pollution by creating sign, landscaping, architecture, and utility standards.
5. Preserve the best natural features of the area in their natural state and avoid the creation of a totally urbanized landscape.
6. Encourage the use of floodplains for recreation, open space, agriculture, and planned extraction of natural resources; discourage land fill and construction of permanent structures in floodplains to minimize flood hazards and public expense.
7. Where possible, avoid the need for artificial drainage structures; utilize natural channels and streambeds and require that run-off and drainage be used for ground water recharging.
8. Reduce or eliminate motor vehicle, off-road vehicle and aircraft noise, and possible safety and environmental hazards.
9. Preserve historic sites and natural landmarks.
10. Preserve mature trees on public and private property, and require equitable replacement of those removed.
11. Protect ground water supplies from pollution and depletion.
12. Protect habitats of specialized or rare flora and fauna.

PUBLIC FACILITIES AND SERVICES GOALS

General Goal

Provide adequate and efficient services for all residents of Lakeside with a fair distribution of the costs and benefits.

Goals

1. Minimize the cost to the taxpayer of the capital improvements required to serve new development.

2. Encourage public agencies to landscape all of their facilities.
3. Improve fire and police protection.
4. Improve ambulance and emergency medical care services.
5. Maximize the efficiency and effectiveness of local agencies serving Lakeside.
6. Reduce the dependence of local agencies on the property tax for revenue.
7. Require public agencies to adhere to air, water, noise, and visual pollution standards.
8. Create more effective means for community participation in planning and policy-making by local agencies.
3. Discourage extension of sewer lines into those areas which can adequately handle sanitation problems through individual septic systems.
4. Discourage sewer trunk extensions, treatment plants, and development which may be served by these facilities which will result in adverse impact upon the environment.
5. Encourage improved trash collection services through private enterprise.
6. Underground utility distribution lines.
7. Require improvement of aesthetics of necessary aboveground transformers, meters, and landscaping and beautification of all utility plant facilities.

PUBLIC UTILITIES GOALS

General Goal

Provide public utilities which are appropriate to Lakeside's rural needs.

Goals

1. Relate the total basin from El Capitan Reservoir to Padre Dam when planning long-range solutions to sanitation problems and promote centralized control for sanitation in this area.
2. Promote water reclamation as part of the long-range solution to sanitation problems and also as a source of water for irrigation and recreational purposes.

8. Provide economical and convenient trash disposal areas.
9. Avoid use of property taxes for financing water and sewer systems.
10. Require public utilities to adhere to air, water, noise, and visual pollution standards.

EDUCATION GOALS

General Goal

Maintain a continuing high level of public education and physical school improvements in the Lakeside area to serve not only the educational needs of the young, but of the adults as well.

Goals

1. Locate and maintain schools free of disturbances such as heavy traffic or incompatible land uses.
2. Locate and maintain all schools in areas which will permit safe and direct access for a maximum number of pupils.
3. Locate upper grade schools so that they are readily accessible to major streets.
4. Insure proper location and size of school sites by early acquisition of new sites.
5. Utilize school facilities to the fullest extent possible.
6. Encourage increased community and student participation in educational programs and policy-making.

PARKS AND RECREATION GOALS

General Goal

Parks are for people. Parks and recreation facilities meet an important human need for active recreation, quiet relaxation, and other leisure activities. These needs are increasing as the average life span lengthens, spendable income grows, early retirements are more frequent, and leisure time increases. Parks should not, therefore, be considered as mere acres of land to be acquired and maintained. Rather, they are a means by which Lakeside can reach its goal of enriching the lives of its people by providing opportunities for recreation, relaxation, and leisure time and cultural activities.

Goals

1. Encourage the provision of acreage for local recreational area for each 1,000 residents in accordance with the provisions of the San Diego County Code sections 810.106, et seq. At least one-third of the park system's area should be devoted to neighborhood and other close-at-hand recreational facilities, and the remainder used for facilities serving all of Lakeside, such as community parks, community recreation centers, trails, nature preserves, lakes, and camping areas.
2. Maintain a high level of recreational programs and services appropriate to Lakeside to obtain maximum benefit from parks and recreational facilities.
3. Establish small neighborhood parks or other facilities within a convenient walking distance for all residents of the urban area of Lakeside, with special attention given to the needs of small children and senior citizens.
4. Include facilities for a full range of recreational and leisure-time activities such as: community recreation centers, swimming pools, areas for senior citizens, meeting rooms for community groups, and natural, undeveloped areas.
5. Develop lakes and other water-oriented recreational uses within floodplains and/or floodways consistent with prudent flood control and flood protection practices, utilizing both reclaimed and natural ground waters.

6. Encourage cooperation with adjoining community planning committees and with public agencies in coordinating park planning and operation.
7. Maximize recreational use of public lands and facilities. Develop and operate parks in conjunction with schools wherever possible.
8. Insure proper location, adequate size, and lower costs by acquiring park sites in advance of need.
9. Encourage development of commercial as well as of public recreational facilities.
10. Finance parks and recreational services by methods which enable all persons to enjoy an adequate level of service and which does not depend on property taxes.
11. Provide systems of trails for horseback riding, bicycling, and hiking, for both transportation and recreation.

TRANSPORTATION GOALS

General Goal

Meet the present and future need for moving people and goods with a balanced transportation system which perpetuates Lakeside's rural atmosphere.

Goals

1. Minimize access to freeways, prime arterials, and major roads to encourage their use as throughways rather than as access to adjacent properties.
2. Locate major roads and prime arterials where they will bypass rather than divide residential neighborhoods.
3. Route major thoroughfares and plan road construction schedules so that development pressure on undeveloped areas is minimized.
4. Provide a system of local streets which facilitates movement within the community while not detracting from the rural atmosphere.
5. Promote traffic safety in design of roads, regulation of traffic and parking, and traffic law enforcement and education.
6. Minimize use of roads for parking.
7. Encourage roadside and median landscaping utilizing native plants requiring a minimum of maintenance.
8. Design roads to enhance scenic areas.
9. Discourage visual pollution along all public roadways.
10. Buffer major thoroughfares with vegetation and/or earth barriers to protect adjacent properties and people from undesirable noise, exhaust, and light.
11. Enhance Lakeside's beauty and community identity by preserving existing street trees and planting additional trees where feasible.
12. Include facilities in the circulation system for nonmotorized transportation, including equestrian trails, bicycle paths, and hiking trails.
13. Attempt to reduce the need for dependence on automobiles for transportation.
14. Support reasonable efforts to provide efficient public transportation.

TRAILS GOALS

General Goal

Endeavor to maintain a rural atmosphere by providing a network of trails for horseback riders, hikers, bikers, and off-road vehicles within the circulation system.

Goals

1. Provide for private as well as public facilities for horseback riding, bicycling, hiking, and off-road vehicles.
2. Connect public stables and equestrian facilities by trail to parks, open spaces, and other points of interest in the trails system wherever possible.
3. Minimize cost of the trails system by utilizing floodplains, drainage channels, public lands and major utility rights-of-way wherever legally possible.
4. Provide separate areas for the use of off-road vehicles.
5. Minimize conflicts between trail users and adjacent properties.

COMMERCIAL GOAL

General Goal

Provide for the orderly growth of well designed and located commercial areas which are necessary and convenient for shopping needs and compatible with the character of the community.

Goals

1. Encourage a "Western Style" of architectural design for all commercial structures.
2. Provide neighborhood shopping centers for everyday needs.

Locate them in areas with easy, safe, pedestrian and bicycle access.

3. Revitalize the older downtown areas by encouraging the removal of deteriorated buildings and by redeveloping new commercial uses.
4. Encourage the clustering of prominent commercial uses.
5. Encourage commercial activities which would not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community.
6. Require landscaping of all future commercial structures and parking areas to assure visually attractive commercial developments.
7. Upgrade "strip" commercial by improving landscaping, parking, and access.
8. Regulate the size, lighting, and character of on-site signs to insure that they blend with a rural atmosphere and discourage off-site signs in accordance with The Zoning Ordinance, Article XXX - A.
9. Encourage clean-up, landscaping, beautification, utility, undergrounding and additional parking facilities in existing commercial areas.
10. Develop and utilize performance standards for noise, light, traffic, odors, dust, etc., which will effectively control commercial and industrial land uses.
11. Encourage commercial activities which will broaden the local economic base.
12. Promote a more equitable distribution of sales and other tax revenues for the benefit of the unincorporated areas.

INDUSTRIAL GOALS

General Goal

Allow a limited amount of industrial development with clean, non-polluting operations which complement Lakeside's rural environment and add to the tax base while not triggering significant population growth.

Goals

1. Encourage industrial operations to be clean and non-polluting.
2. Encourage existing industries to remain and expand in Lakeside.
3. Locate industrial operations only where they will be compatible with surrounding land uses, accessible to major transportation facilities and capable of being served with all necessary utilities.
4. Avoid the scattering of industrial uses throughout the area. Encourage all industrial developments to be concentrated in attractive, well-designed, industrial parks with ample on-site parking and landscaping.
5. Encourage new and existing industrial facilities to blend with their surroundings by utilizing harmonious architectural design, undergrounding utilities, landscaping, and providing a high standard of maintenance.
6. Discourage new industrial operations from locating in existing non-industrial facilities or on small parcels outside of areas designated for industrial usage.
7. Protect areas designated for industrial use from encroachment by incompatible, non-industrial uses.

EXTRACTIVE INDUSTRY GOALS

General Goal

Balance the regional need for construction materials and the community need for freedom from any disturbing effects of sand and gravel extraction by permitting controlled extraction having minimal adverse impact on the community's environment.

Goals

1. Encourage the protection of the areas designated in the Plan for sand, gravel, and rock excavation from scattered and incompatible urban intrusion.
2. Extract sand and gravel with minimal harm and disturbance to adjacent residents and properties.
3. Plan the eventual reuse of the land containing this resource for agriculture, husbandry, recreation, open space, and as "made land" above the floodplain suitable for industry, commerce or housing.
4. Minimize dust, noise, traffic, unsightly views, accumulations of water, steep slopes, and safety and health hazards resulting from sand and gravel extraction.
5. Recognize that extraction of sand and gravel is a long-term process. Allow extraction only on a controlled, coordinated basis with provision for rehabilitation of worked-out areas.
6. Consider a system of recreational lakes outside of the floodway that could be created by extractive operations.

FLOODPLAIN GOAL

General Goal

Protect life and property by improving the natural drainage system where necessary. Enhance the floodplains as an environmental, recreational, and economic asset to Lakeside.

Goals

1. Encourage the utilization of the floodplains for recreation, open space, agriculture, and planned extraction of natural resources.
2. Minimize flood hazards and public expense by discouraging land fill and construction of permanent structures in floodplains.
3. Wherever possible, avoid the need for artificial drainage structures, utilize natural channels and streambeds, and recharge ground water supplies with run-off and drainage.
4. Construct flood control works to adequately protect existing urban development, utilizing natural-appearing banks as much as possible.
5. Design the use of floodways where public access is available so that all modes of recreational transportation will have an opportunity to enjoy this space.

Chapter 4

Lakeside Plan

BACKGROUND

The overall Lakeside goal, which was approved by the Board of Supervisors on September 19, 1973, has as one of its aims to accommodate a population of approximately 50,000 people by 1995 in a rural-residential atmosphere.

The following elements of the Lakeside Community Plan text explain how the various land use and public facilities components of the Plan are intended to carry the community toward its adopted goals and to accommodate the target population in the most desirable environment.

When the County Board of Supervisors officially approved the Lakeside goals it directed the Planning Department and Planning Commission to use these goals as guidelines in the processing of applications for rezonings, tentative maps, special use permits, and private development plans until such time as a plan could be completed and adopted for the Lakeside area. Once adopted, the citizens of Lakeside will look to this document as a guideline to future development.

LAND USE ELEMENT

Of the several mandatory plan amendments required by State law, the Land Use Element most directly influences community growth and development patterns. The Land Use Element of the Lakeside Community Plan designates the location, extent and distribution of uses for the community's land.

Housing, business, industry, agriculture, recreation, education, public buildings and grounds, and other categories of public and private uses are designated. This element includes recommended standards of population densities and building intensities to be applied to the lands in the community planning area.

Urban Limit Line

An additional distinction has been made with the application of the Urban Limit Line. This line demarcates areas which can be expected to require an urban level of service during the life of the Plan.

Uses that fall within this line will require, as a minimum, public sewer and water systems. Generally they involve higher levels of fire, police and social services than do those uses designated in nonurban areas.

Residential Categories

The six residential land use categories shown on the Plan total approximately 14,083 gross acres and are expected to accommodate a population of 48,063 people by 1995. These categories range from urban apartment living to rural ranchettes. By allocating residential development to both urban and rural categories residents expect to achieve a rural-residential atmosphere while, at the same time, accommodating planned growth.

Although commercial uses have been identified on the Plan map, it is understood that certain other commercial or quasi-commercial uses could be compatible with surrounding residential areas. Examples are rest homes, small convalescent hospitals, child care centers, photographers' studios and other small businesses which would not disrupt nearby residents. Specific locations for such uses are not designated on the Plan as each proposed use and its proposed location should be considered separately on its own merits.

Rural Residential

The Rural Residential category is applied to areas where single family residential and certain agricultural uses, such as avocado orchards and horse ranches, would be appropriate. Also certain rural-recreational activities not normally provided by public agencies would be appropriate. Such recreational uses might include: nature resort areas, recreational areas, wildlife areas or riding clubs.

The use and development of land within this category is limited by the natural constraints of the land, topography being the most critical. Therefore, before each site is developed in the Rural Residential category a thorough slope analysis map should be prepared for the parcel. This analysis will be based upon an accurate topographic map at a usable scale and should describe a slope breakdown. The development proposal should reserve a portion of land within each slope designation and that portion should remain as undisturbed land in its natural configuration.

The recommended minimum lot sizes for this category are one acre on slopes

less than fifteen percent gradient, two acres on slopes more than fifteen and less than thirty percent gradient, and four acres on slopes over thirty percent gradient. Where this category is used outside of the Urban Limit Line the minimum parcel size is increased to two acres.

In every case, homes and other structures should be limited to more level portions of each parcel. Development should be located on easily accessible pockets of land where sites and access roads blend into the natural landscape and cause minimal disruption of the natural topography. Proper septic tank and leach line installation and maintenance will forestall the extension of public sewers to these areas.

Very Low Density

This category provides for the development of low density subdivisions and planned residential developments. The 3,316 acres allocated to this density cover most of the townsite area and are in keeping with existing trends. Much of the existing zoning is R-1, which calls for a minimum lot size of 10,000 square feet. It is intended that most of the areas in this designation will receive a fairly high level of urban services, in addition to streets and shopping facilities.

Low Density

This category provides for the development of the traditional small lot subdivision (6,000-7,500 square feet) of single-family detached houses. There are only 650 acres in this designation. As the densities are somewhat higher in this designation, a higher level of urban services will be needed.

Medium Density

This category provides for single-family detached houses and duplexes. The Medium Density residential category has been determined to be the most appropriate use of 767 acres of the Planning Area.

In keeping with the overall strategy of the Plan, a correspondingly higher level of urban services will be expected within this designation.

High Density

This category provides for single-family detached houses, duplexes, triplexes, fourplexes, row houses, and one or two-story garden apartments. This represents apartment house density in Lakeside. This designation is logically located near areas with direct access to major streets and other necessary public facilities.

Although only 170 acres are devoted to this use, opportunities for higher density residential living will exist within areas designated Residential-Professional.

Residential-Professional

Fourteen acres have been designated Residential-Professional from the northwest corner of Lemon Crest Drive and Wintergardens Boulevard, south along the east and west sides of Wintergardens Boulevard to approximately 300 feet south of Rockcrest Road. Uses encouraged within this designation are high density residential and professional office buildings. This category is well located along a major road where proper site design can take advantage of this transit corridor while not creating severe traffic conflicts.

The use of the Residential-Professional category at this location also serves

as a transition from the more intensive General Commercial designation to the north.

Commercial Categories

The amount and location of commercially designated land has been a great concern to the citizens of Lakeside. An inventory of existing commercial development has shown that there is a surplus of commercial land zoned for retail and other business uses.

According to land use tabulations of December, 1974, approximately 227 acres are commercially zoned with only 49.5 acres or 21% currently in use. An additional 51.8 acres have been developed commercially, but in other zones. In 1970, of the 222 acres zoned commercial, 36.5 acres were used with 61.5 commercial acres developed in other zones. Although the population of Lakeside increased 10,700 between 1970-75, the increase in acreage developed for general retail amounted to only 3.2 acres. The Table that follows illustrates the relationship between commercial uses and population. Quite clearly, a substantial growth in Lakeside's population will be required before the present allocation of commercially zoned land will be fully utilized.

The Lakeside Community Planning Committee has adopted goals that encourage the clustering of commercial uses with provisions for landscaping, parking and the application of visually attractive design standards. Accordingly, the Plan proposes to reinforce the growth of existing commercial areas by encouraging new commercial development to "fill in" these existing commercial centers. Three commercial categories are provided comprising 325 acres of commercial activities. Each is designed to meet a specific need and is directly related to the number of persons served.

Besides the commercial designations shown on the urban areas of the map, the Lakeside Plan recognizes that future development in the rural area may warrant supporting commercial uses. Such uses should be limited to supporting surrounding rural needs and should not be rezoned commercial until a need has been demonstrated. Further, they should be clustered and spaced at intervals so that each has an adequate trade area to support its economic viability and so that rural commercial strips do not develop.

Neighborhood Convenience Centers

Neighborhood Convenience Centers are intended to provide convenience and personal service facilities that are readily accessible to neighboring residents. Markets, drug stores, and professional offices would be customarily found here. The Plan offers

approximately 40 acres to accommodate demand for these uses, with 5 to 10 acres suggested as the most desirable site size. Proper landscaping and design standards, as well as provisions for off-street parking, should be encouraged to mitigate any functional or visual interferences with residential or rural uses.

It is the intention of the Plan to consider the Neighborhood Convenience Center designation as a flexible development concept. Six designations have been identified. Their locational criteria have been designed to minimize scattered commercial development while maximizing accessibility to residents. It is also the intention of the Plan that new Neighborhood Convenience Center designations may become necessary to accommodate future development as it occurs throughout the life of the Plan.

COMMERCIAL USES – POPULATION TOTAL

	POPULATION	ACRES IN COMMERCIAL USES	ACRES ZONED COMMERCIAL ACRES IN COMMERCIAL USE	ACRES OF COMMERCIAL USE IN OTHER ZONES
1970	24,500	98.1	222 36.5	61.5
1975	35,200	101.3	227 49.5	51.8
Difference	10,700	3.2		

Community Commercial

The purpose of this category is to provide commercial retail and professional services on a community-wide basis. Uses in this category would generally include comparison shopping facilities, such as large department stores, specialty shops, and highly specialized personal services. Since these types of commercial uses demand high population thresholds, the location of this development must be a focal point of community identity and accessibility.

The Lakeside Plan proposes 70 acres in the town center to be designated as Community Commercial. This area is situated generally between Channel Avenue on the West, Lindo Lake Park on the East, and bordered by Highway 67 on the North and Julian Avenue on the South. Existing land uses include a variety of retail outlets mixed with heavy commercial and wholesale activities. Residential areas varying from one and two family units to apartments abut many of the commercial uses.

Since the uses in the town center represent a sizeable investment and land area commitment, this area should remain the major business nucleus of the community. Development of this location should be planned on a total site basis to include provisions for preserving the natural amenities of the area as well as architectural design criteria reflecting the rural identity of Lakeside.

General Commercial

Commercial strip developments have become a matter of increasing concern to municipal governments, investors and property owners. Since these developments characteristically parallel major arteries, they have a significant impact on the visual quality of an area and the existing uses of land. In some cases, the extent of commercial strips will predetermine future land use proposals for an entire community.

In Lakeside five areas are identified as existing commercial strips or as having the potential to develop into such strips: Woodside Avenue, both sides, between Riverford Road and Channel Road; Wintergardens Boulevard, both sides between Pepper Drive and Short Street; Wintergardens Boulevard, both sides, approximately 400 feet north and 1,200 feet south of the convergence of Gay Rio Drive and Gardenia Road; Greenfield Drive, north side, between Second Street and Denver Lane; and Olde Highway 80 in the Glenview and Johnstown areas. Uses along these major roads are varied and generally unrelated physically and functionally to each other or the surrounding areas. Some uses can be characterized as specifically auto-oriented such as, auto parts and repair shops, used car sales, car washes, etc. Other uses fall into the retail category that includes small business, grocery stores and eating and drinking establishments. Professional and office uses are also located along these strips, consisting of veterinary, insurance, and real estate offices. The remaining commercial uses fall into wholesale and light manufacturing activities. Machine and welding outlets, auto and truck storage areas, machine repair, plumbing, and furniture shops would be customary uses found in this classification. To complete an accurate picture of the land use pattern developing in commercial strips, residential uses must be included. A full range of residential densities, from single-family dwellings through apartments co-exist with this host of commercial mixes.

The adverse effects of commercial strip development are many. More importantly, these effects are equally shared by all groups who have an interest in this type of development. The commercial property owner operates in an unstable business environment of harsh price competition, unstable land values and high vacancy and turnover rates. Residential owners experience the encroachment of incompatible uses and

are forced either to move or seek a change to a commercial use. Public agencies are precluded from planning utilities efficiently and at minimum cost since the spread and mix of commercial and residential uses bears no functional relationship to each other. As population and the strip expand, parking is at a premium, existing streets are quickly over-capacitated, and pedestrian-automobile conflicts increase. Inevitably, more public funds must be allocated for street widening, road maintenance, and sign and traffic controls. Finally, the welfare of the community as a whole is also affected by the form and quality of commercial strip development. The five major roads identified as strip commercial areas in Lakeside are heavily traveled, high-volume trafficways; but, they also serve as entrance points to the community. To a great extent the initial impressions people receive traveling these roadways will influence their perception of Lakeside; its "quality of life" and its community character. A disjointed mass of linear development could depress the demand for real estate and, consequently, the value of real property in the community.

It should be made clear that the Lakeside Plan does not encourage the total abolishment of commercial uses along highways and major arterials. On the contrary, the Plan recognizes that certain commercial and residential uses are functionally and economically dependent on highway frontage locations. In fact, many of these uses are complementary to each other and provide mutual support for growth. The critical issues regarding strip commercial developments are balance and the spatial distribution of uses.

The General Commercial designation proposes to integrate a variety of separate uses which already exist in large part into a land use pattern that is more economically and physically

consistent. Commercial uses, administrative and professional offices and multi-family dwellings would be activities found compatible in this designation. Two hundred (200) acres have been provided to accommodate this mix.

These uses would be encouraged to locate and develop in a manner that assures efficiency and safety of the highway and enhances overall community appearance. To achieve these objectives, the following principles and recommendations should govern the application of the General Commercial designation:

Commercial uses should be encouraged to form concentrations or groupings along commercial strips and discouraged from locating in isolated areas along major streets. Only those activities found to be compatible with high volume roadways and dependent upon such roadways for economic growth should be encouraged to develop.

New commercial uses, especially auto-oriented activities, should be encouraged to develop on lots with considerable depth so as to provide adequate parking and safe access and egress along major streets. Such uses should be properly integrated with existing uses and designed to minimize conflicts with adjoining uses.

Residential uses should locate where lot sizes and topography are suitable and where public utilities and facilities can be provided in an efficient logical manner.

Landscaping regulations should be required by ordinance and integrated with sign and parking requirements to beautify specific use areas and enhance overall community design.

Light Industrial

The general industrial goal for Lakeside is to "Allow a limited amount of industrial development with clean, non-polluting operations which complement Lakeside's rural environment and add to the tax base while not triggering significant population growth."

The Lakeside Community Plan identifies three major areas which are currently used for industrial purposes. It is intended that these areas be more intensively used in the future as an alternative to the establishment of additional areas.

Three areas are designated for Light Industry. One of these is located north of the towncenter and adjacent to State Highway 67, extending approximately from Wintergardens Boulevard to Willow Road and avoiding the floodplain. This area is currently used for a variety of light industrial uses and a mobile home park. The second area designated for Light Industry is in the Flinn Springs area between I-8 and Olde Highway 80. This area is considered particularly appropriate as a location for recreational vehicle and equipment storage. The third area represents an existing steel fabrication operation on Royal Road, east of Wintergardens Boulevard.

Extractive industrial has its base of operation confined to the upper San Diego River. The mining of sand in the riverbed is a use of long standing, and is the major industry of the Plan Area. The desire to protect construction sand and gravel for future use has

been pointed out in the community's goals and has been taken into account in preparing the Plan map.

An overlay symbol (/////) is used to identify deposits of these resources which most probably will be mined during the life of the Plan. It is recognized however, that additional resources do exist; particularly sand in the San Vicente Creek and Poway conglomerate in areas surrounding the Heavy Industrial designations in the northern section of the community. While there are currently no plans for excavation of these additional sites, future studies may indicate a need to tap this important regional resource.

Industries which do locate in Lakeside in the future are encouraged to plan facilities which blend with their surroundings through imaginative building design and site layout as well as attractive landscaping.

Heavy Industrial

One area has been selected for heavy industrial usage on the Lakeside Community Plan. That site is in the northern sector of the Plan Area on both sides of State Highway 67. For some years now, the site has been used for granite quarrying and gravel extraction operations. It is anticipated that the scope of operations will be expanded to include an asphalt mix plant. Future uses of a similar noxious nature would be logically expected to locate at this site. Because of the nature of heavy industrial uses, an adequate amount of land is required as a buffer zone between those uses and surrounding uses such as the proposed Sycamore Canyon Park.

Agricultural Categories

Light Agriculture

These are areas particularly well suited to crop production such as orchards, nurseries, groves, and truck and seed crops. The owners of land within these areas would be encouraged to keep their holdings in larger parcels in order to stabilize the effect of property taxation. Residential construction would be discouraged other than for farm owners, operators, and employees. Horse ranches would also be suitable in those areas where they would be compatible with their immediate surroundings.

Of the total 1,625 acres designated for light agriculture, 1,050 are in the northern segment of the Planning Area, with the remainder in Moreno Valley and in the eastern end of El Monte Valley.

Heavy Agriculture

These areas are particularly well suited to agricultural operations such as dairies, horse ranches, commercial poultry, and small animal farms. The growing of crops of all kinds would be encouraged where favorable soil conditions exist.

Generally, the most suitable locations tend to be isolated from residential areas and are on relatively flat land with adequate access to major roadways. Much of this area may qualify for inclusion in Agricultural Preserves which would stabilize property taxes.

Mountain Development

The Mountain Development category is given to land in the nonurban area characterized by severe rock outcroppings, high soil erosion potential and steep slopes. Rock outcroppings can be determined by on-site investigation

and acceptable geologic maps. Severe soil erosion can be determined by county soil maps and further refinement at each site by a soils engineer. Steep slopes can be determined by locating the property on the slope analysis map or by detailed slope analysis on an individual parcel basis. Imported water is not available in the majority of these areas and ground water supply is limited.

Development in this category is limited to those uses able to function properly under severe physiographic limitations. Uses include single family dwellings and limited agricultural uses such as animal grazing and horse ranches. Homes and other structures should be located on relatively flat land and easily accessible pockets of land where sites and access roads blend into the natural landscape and cause minimal disruption of the natural topography. The minimum parcel size in the Mountain Development category is four acres where the slope of the land is less than 25% gradient, eight acres between 25% and 50%, and twenty acres for land exceeding 50% gradient.

Open Space

Open space is provided on the Plan at existing and future park sites and along the upper San Diego River floodplain. The areas designated open space along the upper San Diego River floodplain should be integrated with the overall management of the floodplain. This integration would include the preservation of sand deposits, the extraction of sand and the rehabilitation of the worked-out areas for a recreational use as described in the Floodplain category.

SLOPE CATEGORIES



0 - 12%

12 - 30%

30 - 50%

OVER 50%

Floodplain

The Floodplain overlay is shown on the plan map in those locations where the 100 year floodplain lines have been updated.

Recognizing the environmental and economic significance of floodplains both to Lakeside and to a growing metropolitan area, much consideration has been devoted to their highest and best use. A variety of goals relating to flood plains were formulated in order to provide proper direction in preparing a plan which would guide the management of this unique resource.

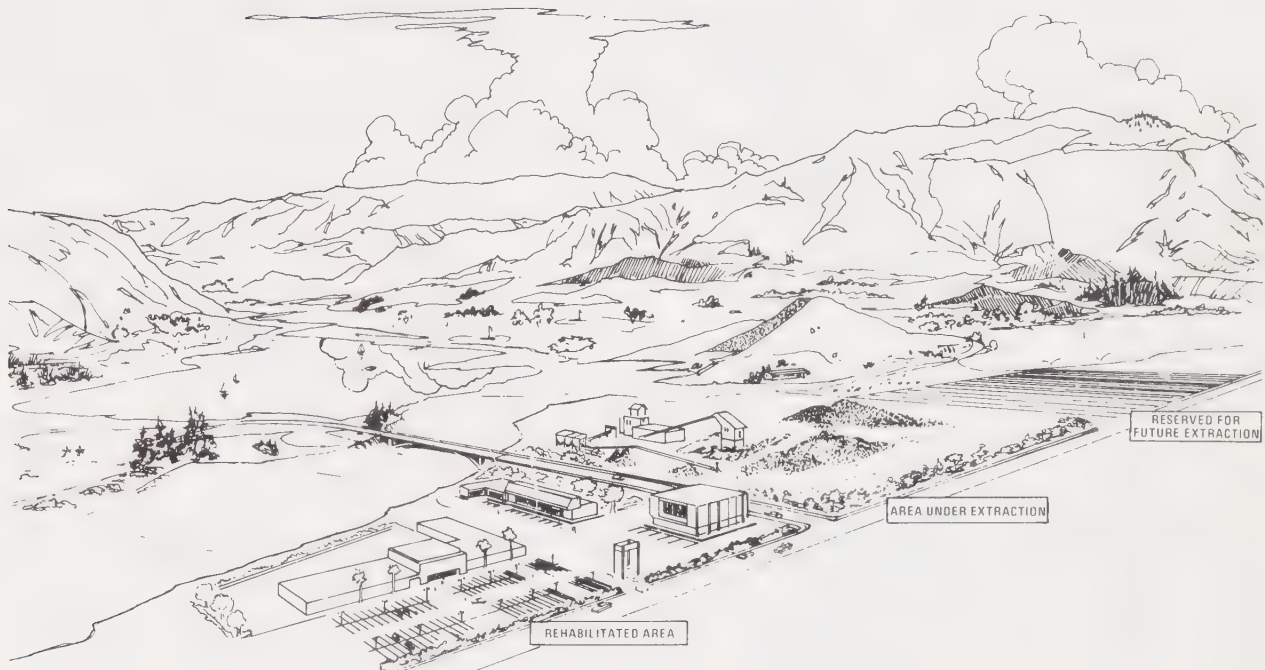
The section of the Upper San Diego River from Santee to El Monte Park currently hosts a variety of activities from crop raising to dairy farming to commerce and industry. The prevailing use, however, has been and continues to be the extraction of high quality construction sand. Studies may be needed to precisely indicate the extent of this sand deposit, but there seems little doubt that it is extensive and that, if properly managed, it can continue to serve an essential regional need for several decades. The problems inherent in this endeavor are, however, too important to be allowed to continue in a haphazard manner. The protection of the ground water supply, the disturbance of the natural flood drainage system, the short-term discomfort of a noxious industrial activity, and the long-term rehabilitation of depleted mines are subjects that have been considered in preparing the Plan map.

The solutions suggested by this community plan are in no way all-encompassing but will hopefully guide future decisions.

Three phases are essential in maintaining a balanced floodplain management program. (See illustration page 41 .) The first concern is for the protection of those areas currently identified as having deposits of construction sand within the Lakeside Planning Area. While these areas are held in reserve, the existing mining operations will be allowed to extract sand to the fullest extent possible. Adequate controls to protect ground water and surrounding residents can be applied in order to avoid the pot hole effect which prevails under existing restrictions. By encouraging deeper mining it will be possible to limit the industry's sites from one end of the river bottom to the other; to fully utilize resource and equipment at existing, established locations; and third, to provide rehabilitated areas offering a water-recreation setting. Rehabilitated by the industry prior to relocating in reserved areas, and guided by a Specific Plan, this section of the San Diego River can truly enhance the beauty of Lakeside and the life of its citizens. Providing a linear, open space setting, the Upper San Diego River Basin will offer active and passive recreational opportunities along a water storage system. This storage system may additionally function as an integral part of a reclamation program.

Los Coches Creek flood line delineation is near completion, however, existing development along much of this drainage area is such that the current threat to life and property will necessitate artificial drainage structures. Therefore, while the Floodplain overlay category has not been applied along the Los Coches Creek, it should be understood that future study may dictate its selective application.

CONCEPTUAL SCHEMATIC OF PHASED REHABILITATION OF A FLOOD PLAIN



Public Facilities

The level and quality of public services and facilities reflect not only a community's lifestyle and level of urbanization but also relate directly to the quality of life within the community. Such facilities provide the citizens with services for health and welfare, recreation, education, and other essentials of societal living.

Schools and Education

The current enrollment of the Lakeside Union School District is 3,993 while the Cajon Valley Union School District estimates that its two schools in the Lakeside Plan area have an enrollment of 1,478 students. It is estimated that primary school enrollment comprises 5,471 students or 21.4% of the population who are served by ten primary schools. This averages out to approximately 547 students per school.

The Plan calls for an increase in population of approximately 15,000 people. If it is assumed that current trends will continue, then an additional 7 primary school facilities will have to be provided to accommodate an additional 3,852 students by 1995.

The brunt of this burden will fall on the Lakeside School District which has a Master Plan until the year 1990. The district currently has two junior high schools on an 18-1/2 and a 25 acre site, and six elementary schools on sites ranging from eight to ten acres. The Master Plan calls for the addition of 45 classrooms, including kindergarten and multi-purpose rooms, to be distributed among four existing primary schools, which will accommodate an estimated additional 4,065 students. Tierra Del Sol Junior High School is scheduled for an additional eight classrooms to accommodate approximately 250 students.

The Lakeside District has an additional 15 acre site which it may not be able to use because of floodplain zoning. It has no present plans for the acquisition of additional sites.

In addition to its two existing schools, the Cajon Valley District has a site in Blossom Valley. The proposed Blossom Valley site is surrounded by the Rural Residential land use designation on the Plan Map which should generate only minimal increases in school enrollments. The school district suggests adding a goal to guide the schools in getting help from developers in supplying sites and buildings.

Lakeside's only High school, El Capitan, has a current enrollment of 2,200 students and a designed capacity of 1,800.

An additional 2,000 high school students can be expected to be generated by the target 18,000 population increase by 1995. The Grossmont High School District has no immediate plans for the expansion of El Capitan nor for the construction of new high schools in the Lakeside Plan area.

The Grossmont Community College District, in which Lakeside is included, indicated that a third campus might be located in Lakeside some time in the distant future. The Fall enrollment of 14,288 was over capacity; however, a second campus located in Rancho San Diego, expected to be operational by 1977, will serve an additional capacity enrollment of 14,000 students.

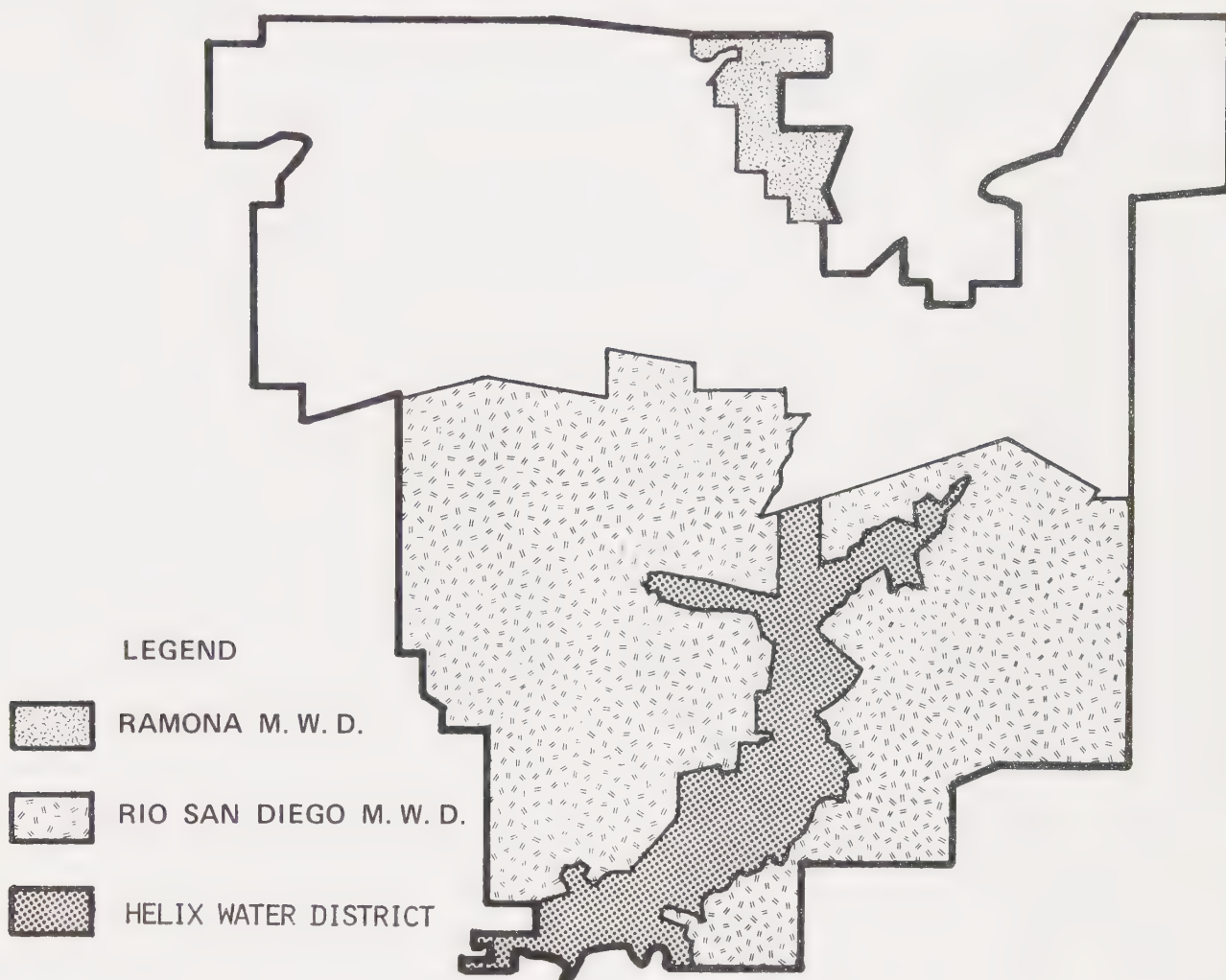
It is suggested that the physical facilities might be better utilized if operated under the community schools concept. After school hours, the buildings could serve as neighborhood gathering places for nearby families. This might be especially successful when facilities are located adjacent to community parks.

Water

The Lakeside Planning Area receives water services from the Helix Water District, the Lakeside Irrigation District, Riverview Water District, Santee County Water District, Rio San Diego Municipal Water District, and Ramona Municipal Water District. Two of these districts, Santee County and Rio San Diego, have combined to form the Padre Dam Water Resources Agency. Consolidation of these two districts is expected within the next few years. An immediate result of their Joint Powers Agreement has been the consolidation of all operating divisions under one roof which in turn has resulted in economies of staff and resources.

The consolidation of water districts is a desirable goal demanding relatively prompt attention because it is anticipated that the Lakeside Planning Area will soon receive water from the State Water Project. Prior to use, however, such water must be filtered either by the water districts or under their contract. This aspect of the water supply system will require cooperation and coordination among districts.

AREAS IN WATER DISTRICTS



At the present time, a study is being conducted by an independent consultant to determine the most efficient use of Northern California Water. The study is being financed by the Rio San Diego MWD, as the water wholesaling agency, but costs will be shared by other districts receiving benefits. The study addresses questions of main line connection facilities in the San Diego River, the possibility of utilizing underground storage facilities in the San Diego River, and the possibilities of the joint use of Helix Water District's Lake Jennings Capacity on the eastern end of Padre Dam's area in

exchange for the use of Padre Dam's capacity by Helix on the western end of Helix's area. Cooperation and coordination of this nature will be necessary to keep water costs down. Estimates of the water districts' costs resulting from the acceptance of Northern California water varies from seven to ten million dollars. In order to minimize this impact, further consolidation will probably be proposed; possibly the merging of the Lakeside Irrigation District and Riverview Water District into the Rio San Diego Municipal Water District.

Sewer and Sanitation

The community's overall residential goal aims at "confining higher density residential development to the areas that . . . are within the existing sewer districts." In order to implement this, most of the Plan Area is designated for densities that are low enough to be served by septic tanks. However, the relatively small area served by sewers, where the Plan's higher densities are proposed, already has its sewer capabilities taxed to over-capacity. As explained above, both the Santee County Water District and the Lakeside Sanitation District are under cease and desist orders. This also affects the Alpine Sanitation District because its recently completed outfall was discharging into the Lakeside Sanitation system.

The Lakeside Sanitation District has prepared plans for submission to the federal Environmental Protection Agency for a \$900,000 grant to construct facilities to connect to the San Diego Metropolitan system by January, 1976. On the surface, connection to the San Diego Metropolitan system appears to be the solution to this regional sewage problem. However, the proposed solution gives rise to several other problems.

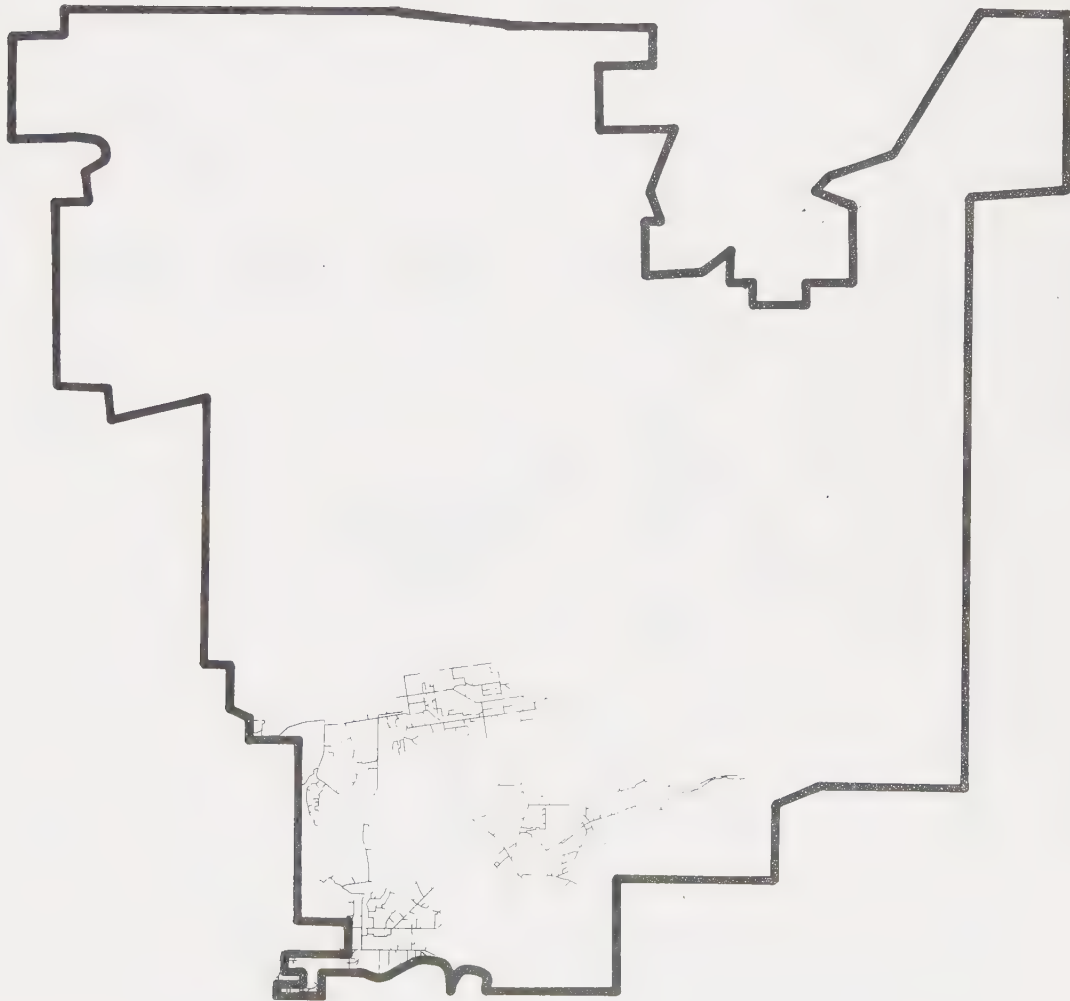
The city of San Diego is willing to accept only a certain number of gallons

per day into the Metro system and will accept connections from upstream districts only on the understanding that growth is to be limited so as not to overtax the Metro system. In short, the City of San Diego does not wish its sewer capacity to be used to underwrite the growth of inland San Diego County. Further, the discharge of effluent into an ocean outfall does not adhere to the ideal of water reclamation but, instead, continues the old practices of using water once and then processing it for disposal.

Tertiary treatment of effluent has been advanced as an alternative solution to the sewage disposal problem.

Solutions to the closely related problems of sewer facilities and water reclamation are possible only through a change in philosophy which would embrace a concept of Total River Management. Under this concept, the entire San Diego River, should be managed as one unit. Such management would be interjurisdictional in scope and would be applied to sewer facilities, water reclamation, river bed maintenance, mosquito control, recreational use of the San Diego River, sand and gravel extraction, and the whole multitude of problems and opportunities presented by the interrelationship between inland population growth and the San Diego River.

EXISTING SEWER LINES, 1969



Solid Waste Disposal

The Lakeside Planning Area is served by a 150 acre landfill operation off Mission Gorge Road in Santee which, when expanded by an additional 350 acres, is projected to serve the needs of the entire Lakeside-Santee area for the next 20 years, under present conditions. It is estimated that the

size of the expanded site will assure an economically feasible operation on a cost per ton basis. The present sanitary landfill method of solid waste disposal is now largely regarded as an interim solution until recycling becomes economically feasible. Long range solutions to solid waste disposal will be forthcoming with the completion of the Solid Waste Management Plan.

Fire Protection

At the current level of service, the Lakeside Fire Protection District covers a 17 square mile area whereas many districts in urbanized areas protect only 4 square mile areas.

The Lakeside District has purchased land for a third full-time station, to be located in Johnstown, in order to accommodate anticipated growth in the Lakeview-Johnstown area. In connection with its two existing stations, the district has two "brush rigs" (military vehicles converted by the district into a rough country tanker and tanker pumper) for fighting brush fires which require off-road response. Some responsibility for severe brush fires is shared by the California Division of Forestry which maintains a station in the Flinn Springs area.

As the community grows and densities increase, the fire protection provided by the Division of Forestry should be reassessed. Those areas that would lend themselves to annexation to existing fire protection districts should be annexed so that only open, rural areas remain under the protection of the Division of Forestry. Before any large annexation or capital improvement is authorized, it would be appropriate to conduct a thorough study in order to ascertain the best site for new facilities in conjunction with existing fire protection facilities.

In addition to the Lakeside Fire Protection District and the State Division of Forestry, a small portion of the southwest sector of the Plan Area is served by the Bostonia Fire Protection District. This district is semi-volunteer and has its own directly elected Board of Directors. It has near-term plans to purchase a new pumper at a cost of \$20-30,000.

These two districts and the Division of Forestry will continue to review subdivision plans for new hydrant placement and will strive to upgrade the service to the Plan Area so as to earn a better Pacific Fire Rating Bureau rating.

Law Enforcement

Police services are provided in the Plan Area by the California Highway Patrol and by a major substation of the San Diego County Sheriff's Department. This substation, with a staff of 80, is responsible for an area of approximately 2,700 square miles including Lakeside, Poway, Ramona, Warner Springs, and Borrego. This area is divided into several beats, one of which services Lakeside and eastern and northern El Cajon with one to three patrols during night time hours and four patrols during peak afternoon and evening hours. Further decentralization is encouraged with space provided within the community civic center for future law enforcement personnel and related activities.

Public Utilities

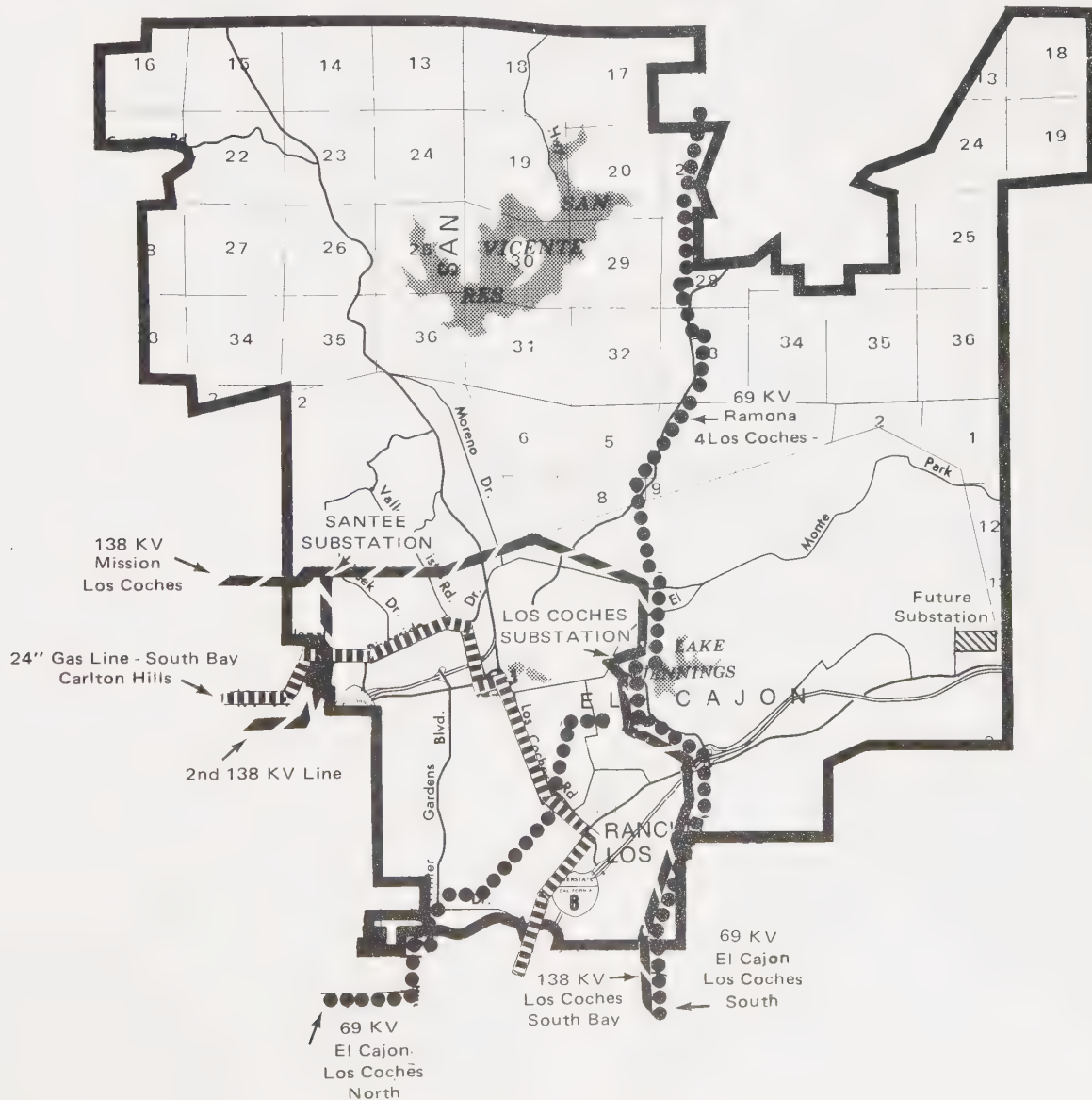
SDG & E -- The San Diego Gas and Electric Company has been involved in the Lakeside Plan from its inception. As a result, SDG & E has been successful in coordinating its planning with that of the citizens.

Indications are that San Diego Gas and Electric Company is engaged in advance planning to ensure that electrical capacity is available for the growth which is expected to occur in the Lakeside Planning Area during the life of the Plan.

Current methods of supplying electrical power require overhead transmission lines. Use of steel poles in certain areas in lieu of lattice towers for high voltage lines has demonstrated SDG & E's concern for the environment and aesthetics. The objectionable appearance of electrical power transmission lines may be mitigated by placing poles and towers below ridge lines and by selecting routes which will be relatively unobservable.

The map which follows indicates the general locations for substations, electric transmission rights-of-way and a future gas line.

ELECTRIC AND GAS LINES



Pacific Telephone -- Telephone services are supplied by Pacific Telephone. A central switching station is located at 9580 Lakeview Road.

Installation and other services are available from the district office on Cuyamaca Road in El Cajon. The switching station currently handles approximately 11,100 lines. The station is expected to reach its capacity of 12,300 by June, 1976, by which time it will have been expanded to 14,800 lines to last until June, 1979. The location of an office in Lakeside was based on interoffice-generated growth projections established by Pacific Telephone Company personnel. As the company has extensive current and long range planning operations, it is expected that it will continue to meet the telephone service needs of the Lakeside population.

Library-Civic Center Complex

The Lakeside Plan proposes a civic center complex in the vicinity of Lindo Lake Park. This area would provide many locational advantages to users of the town center and the community park. Although precise proposals of size, location and design are reserved for future study, the civic center should be functionally, if not physically, integrated with the existing library.

Lakeside residents have continually stressed their desire to maintain and promote a community-like atmosphere in the area where they live. To accomplish this goal, the civic center should offer a full array of uses and activities, accommodating residents of all ages and backgrounds. Besides the customary administrative and public offices, the center should provide space for public and quasi-public health and social services such as medical and dental clinics, drug rehabilitation, and family counseling. Consideration should also be given to the inclusion of after-hours activi-

ties, a community meeting hall and, perhaps, space for an open air theater to enrich Lakeside's cultural atmosphere.

The library and civic center can offer advantages other than those expressed by spatial and architectural form. If properly planned, the facility can establish an additional focal point for social interaction in the Lakeside community.

Health and Social Services

The civic center mentioned previously could also provide space for a multi-agency center providing health and social services to include: 1) a central information and referral service; 2) health and hygiene education programs; 3) offices for county public agency representatives; 4) a primary health clinic; and 5) counseling services. Although Lakeside is not a highly urbanized area, its residents require a higher level of services than now received. Many social services are available in nearby El Cajon. However, services which are centralized in downtown San Diego are inaccessible to such groups as the aged or infirm. The civic center could further the goals of the community by maximizing the efficiency of local agencies serving Lakeside and by improving health services.

There is no general hospital in Lakeside and, at this time, the Grossmont Hospital District has no plans to build one. However, the populated areas of Lakeside have access to six hospitals including the Grossmont Hospital facilities in the Heartlands area. These hospitals, the El Cajon Valley Hospital, Kaiser Foundation Hospital, Grossmont Hospital, Heartland Community Hospital, Mount Helix General Hospital, and Foothill Medical Hospital, have a total of 725 beds. Although there are no plans for location of a full-scale general hospital in Lakeside, plans are under-

way to add 734 beds to existing facilities during the term of the Plan. At present, each of the six hospitals is utilized well under capacity. In the existing hospitals, a full range of medical care is available including emergency services, intensive care facilities, coronary and respiratory care units, X-ray facilities, a renal dialysis unit, and therapy facilities. There are also a number of convalescent hospitals in and near the Lakeside area providing care for the aged and infirm. In 1970, approximately 120 doctors were within access of the Lakeside population. According to the Health Department, there are adequate numbers of registered nurses and other medical personnel to serve the area. And in 1970, around 89 dentists were serving Lakeside and surrounding populations.

The Lakeside Planning Area is served by the Lakeside Fire Department Ambulance District and Hartson's Ambulance Service. The Fire Department Ambulance District is operated by the Lakeside Fire Protection District and is staffed by firemen with Emergency Medical Technician and Advanced First Aid licenses. It has a recently purchased ambulance that meets the standards. A paramedics program was recently initiated by the Directors of the Fire District. Similar programs have been very successful in nearby communities. Ambulance service is not as efficient as may be necessary for a growing area such as Lakeside. However, mutual aid agreements with both the Heartland Ambulance District and the County Mutual Aid group may help to improve future ambulance services.

Parks and Recreation

The general parks and recreation goal of the Lakeside Community Plan states in part that "Parks are for people. Park and recreation facilities meet an important human need . . . Parks should not, therefore, be considered as mere acres of land to be acquired and

maintained. Rather, they are a means by which Lakeside can reach its goal of enriching the lives of its people by providing opportunities for recreation, relaxation, and leisure time and cultural activities."

Historically Lakeside has been very fortunate in that its citizens have had easy access to large tracts of both publicly and privately owned lands. Regional parks abound in the area and even the community's name is taken from the lake which is now surrounded by a very popular park within the town center. These resources will not provide for the comprehensive recreational demands which will be made by Lakeside citizens in 1995. Therefore, the Plan addresses two major challenges: the future use of the floodplain and the provision for neighborhood parks.

Of particular interest to citizens of Lakeside is a full utilization of the floodplain for water-oriented recreational pursuits. One of the unique attributes of Lakeside is a rich abundance of sand and gravel in the bed of the San Diego River. The mining of this resource is one of the region's major industries and offers an opportunity for the citizens of the area to benefit from a cooperative effort between private enterprise and the public interest. The conceptual framework for this cooperative effort is outlined on page 40.

Neighborhood Parks

Sixteen neighborhood parks have been located to provide park services within reasonable distance of population concentrations. It is intended that these sites will be adjacent to, if not a part of, existing school sites wherever possible. These sites should provide areas for passive and active recreation. One community park is designated by the Plan on a school site in the floodplain with an agriculturally-oriented recreation program.

Facilities such as a public swimming pool, arts and crafts activities, game rooms, and meeting rooms could be provided at school sites in conjunction with the civic center complex at Lindo Lake Park. The acquisition funding problem has been lessened by the recently instituted County program of providing funds for acquisition of local park sites financed in part by fees collected through the Subdivision Ordinance. In addition to delineating 16 neighborhood park sites, a system of riding and hiking trails is included which provides many inter-community trails as well as access to regional and statewide systems (see Map on page 54).

CIRCULATION ELEMENT

Circulation implies movement of people, goods, and services in their particular environment. Its close interrelationship with land use makes circulation essential for the proper functioning of community activities. Transportation planning, then, is designed to accommodate traffic patterns to the functional organization of the community. Accordingly, transportation goals must reinforce and be consistent with other land use goals.

The overall circulation goal of the Lakeside Community Plan is "to meet the present and future needs for moving people and goods with a balanced transportation system which perpetuates Lakeside's rural atmosphere." The most reasonable method for accomplishing this goal is by allocating resources to all modes of travel and by developing a transportation system that maintains environmental standards. Although the auto can be expected to remain the dominant mode in the future, comprehensive transportation planning does not consider movement by the automobile exclusively. In order to improve accessibility at all levels, automobile facilities should be integrated with pedestrian, bicycle, and equestrian facilities. Each of these

aspects of the transportation network is addressed below.

Freeways

Freeways function as the primary thoroughfares for inter-community and intra-regional travel. They are designed for moving large volumes of cars at high speeds over long distances, usually to specific activity centers. Ingress and egress points, therefore, should be designed for maximum safety and convenience and limited to strategic intersections of the community's major street system.

Other sections of the Plan state that most residents are employed outside the community, thus, the primary use of the two freeways traversing Lakeside is to accommodate the journey-to-work trip. Interstate 8 is a major east-west corridor that provides residents in the southern end of Lakeside with access to major employment centers in central San Diego and South San Diego County. Highway 67 bisects central Lakeside and serves as an east-west facility to the La Mesa-El Cajon area, a major employment generator for east San Diego County.

Major and Collector Streets

Major streets act as secondary thoroughfares for inter-community travel and also serve to facilitate movement in high intensity areas. Since major streets are designed to support high volumes of traffic, every effort should be made to align these streets around residential, commercial, and industrial groupings. Where this practice is infeasible or impractical, the routing should proceed with minimum disruption of existing development.

It is a community goal to "route major thoroughfares and plan road construction schedules so that development pressure on undeveloped areas is minimized." In order to accomplish this goal and discourage premature

development, the following major streets have been planned to accommodate transportation needs until 1995.

Woodside Avenue between Maine Street and Riverford Road; Wintergardens Boulevard between Riverside Drive and Pepper Drive; Los Coches Road between Julian Avenue and Interstate 8; Olde Highway 80; Maple View Street between State Highway 67 and Peno Drive; Lake Jennings Park Road between Maple View Street and Interstate 8; Blossom Valley Road between Lake Jennings Road and Flynn Springs Road; Riverside Drive between Riverford Road and Vista Road; Flynn Springs Road between Blossom Valley Road and Interstate 8; and El Nopal Drive between Palm Row Drive and proposed Mast Boulevard. Access to properties along these major streets should be kept to a minimum for safety and efficiency. This is particularly a problem along Winter Gardens Boulevard where single family residences and scattered commercial uses enter this major thoroughfare. One solution to this situation would be the establishment of parallel streets to allow rear lot access while restricting access along Winter Gardens Boulevard.

The collector street system plays an intermediate role in the circulation system in that it distributes traffic between freeways and major streets and the local street system. The design of collector streets should be primarily concerned with the control of extraneous traffic coming into local areas and disrupting pedestrian movement and the natural character of neighborhoods. Construction of the streets should reflect the capacity of the area to be served and should provide signs, traffic controls and non-vehicular pathways properly located and easily distinguishable to users.

Light Traffic Collector

Two light traffic collectors are planned to distribute east-west traffic between Winter Gardens Boulevard and

Los Coches Road. The two-lane collectors are extensions of Lemon Crest Drive and Rockcrest Road. By providing light traffic collectors to share the anticipated traffic, a four lane collector can be avoided.

Local and Neighborhood Streets

The local and neighborhood street system might be considered that component of the circulation system that begins and ends all trips. Its primary function is to distribute traffic to and from major and collector streets. It is essential that these streets remain free of high speed through-traffic which endangers life and property and destroys the existing character of the neighborhood. This might be accomplished through subdivision standards that encourage traffic control signs and devices, street narrowing, pedestrian pavements, and cul-de-sacs.

Local street systems can also serve the dual purpose of providing for open space and recreation uses. Standards should enhance the natural features of the area and provide an attractive appearance for users and abutting land uses. Landscaping and tree planting should be developed in a manner that is compatible with the streets' topography and automobile and pedestrian use. Recreation space might be incorporated into street plans with provisions for equestrian and bicycling pathways and "tot lots" at dead-end streets.

Public Transit

The problems associated with total dependence on the automobile have become increasingly apparent. As the number and usage of motor vehicles increase, it becomes more essential to provide means of transport for those people unable or unwilling to use the automobile. The Plan recognizes the importance of allowing all residents to participate in the community's life

style without having to depend on the private motor vehicle. The Plan goals encourage community support of an efficient public transit system.

In the past, public transit in Lakeside has failed because of its inability to adapt to changes in employment patterns and population movements. However, present land use patterns suggest that such a system might be feasible. As noted in other sections, a large percentage of the total trips and travel time of Lakeside residents is spent commuting to and from employment centers in central San Diego and

the La Mesa-El Cajon area. This concentration of journeys in time and space may support an economical and efficient public transit operation.

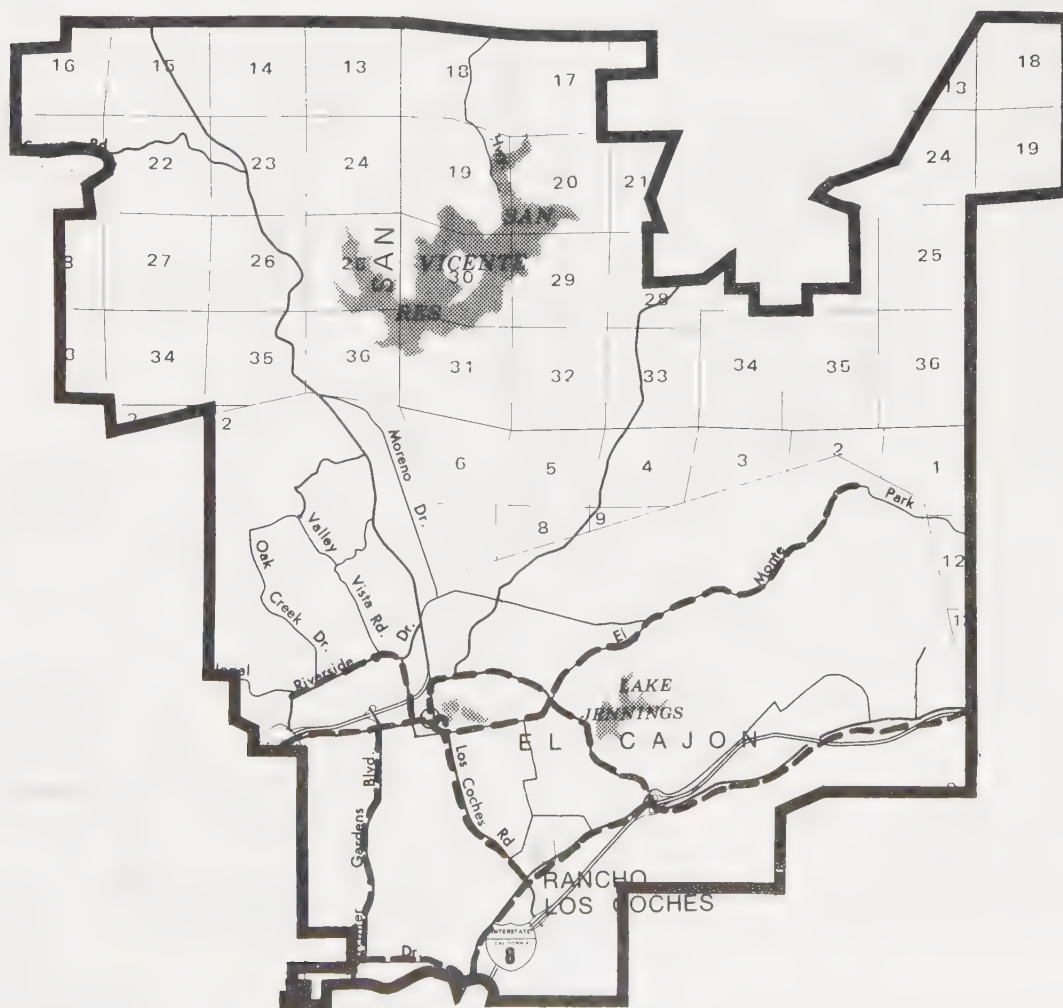
As of February, 1975, public transit for the Lakeside Community provides service to the town center and adjacent areas and along Woodside Avenue and Wintergardens Boulevard. This line connects with the El Cajon transit terminal and provides express service to central San Diego. Total travel time from Lakeside to San Diego ranges from 1 to 1-1/2 hours.

Pedestrian Ways and Bicycle Paths

Increasing accessibility does not focus exclusively on problems with vehicular traffic. Pedestrian and bicycle movement should be fully integrated with the major and collector street system. Pathways for both uses should be strategically aligned so as to establish linkages between major activity centers. For example, consideration should be given to constructing an elevated bridge path or subway path across State Route 67. This would serve to link uses of the

townsite and adjacent areas with the recreational and open space activities planned in the San Diego River floodplain. Design standards should emphasize facilities that are safe and convenient and have crosspoints at street intersections clearly identified for pedestrian and biking usage. The Bicycle Trails map which follows indicates those streets which should be given consideration in developing bicycle paths. All major and collector roads should eventually provide safe lanes for bicycle traffic.

BICYCLE TRAILS

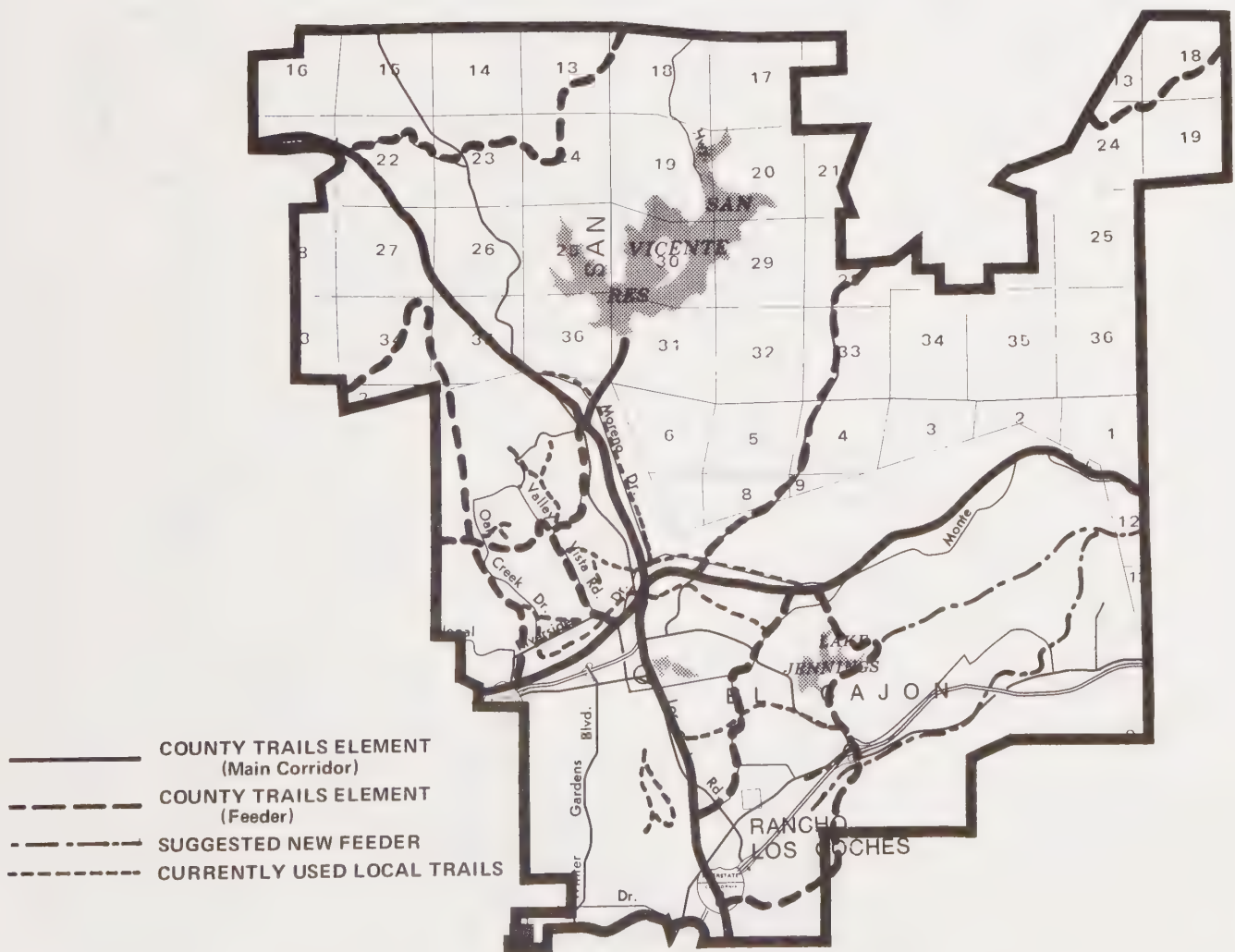


Trails

The earlier history of Lakeside as a rural environment has left a legacy of horseback riding and hiking. One of the overall goals of the Plan is "maintaining a rural atmosphere by providing a network of trails for horseback riders, hikers, and off-road vehicles." The Plan contains an elaborate trails system that is physically and functionally integrated

with other major transport facilities. As the accompanying map illustrates, the proposed trails network is strategically connected with the Trails Sub-element of the County General Plan. The San Diego, San Vicente and Los Coches floodplains have been designated for these purposes, and offer the full amenities of the natural landscape at minimal development and maintenance cost.

RIDING AND HIKING TRAILS



Chapter 5

Zoning Implementation

ZONING RECLASSIFICATIONS

Zoning is the demarcation of a city or county into zones and the establishment of regulations to govern the use of land and the location, bulk, shape, height, and coverage of structures within each zone. When the land uses have been agreed upon and the Community Plan has been adopted, existing zones may not be compatible with the particular land use designation assigned to the comparable property. Section 65860 of the California State Government Code requires that all zoning must be compatible with land use designations. Existing zoning that does not permit uses as dense or as intense as those permitted by the plan is a priori compatible with the plan. Areas so zoned will not necessarily be rezoned

upon adoption of this plan but may be rezoned during the period 1975-1995 as necessary public sewers and facilities are extended to them.

Existing zoning that permits uses more dense, or more intense than those permitted by the plan will be rezoned within a reasonable time after the plan is adopted.

The Community Plan has been divided by the Urban Limit Line into two major areas, the Urban Area and the Nonurban Area. The Urban Area is that portion of the community requiring a high level of urban services. The Nonurban Area does not require this level of services. More specifically:

Urban Area

It is expected that during the period from 1975-1995 the uses in this area will all require as a minimum, public sewer and water systems. Because they are urban uses they require a higher level of service such as fire, police and social services.

Non-Urban Area

This is the area where uses should be best suited to a rural setting. No urban levels of service will be provided to this area from the adoption of this plan to 1995. No commercial uses are designated in this portion of the plan, however, single purpose businesses on less than five acres serving only rural needs and not within two miles of other commercial uses may be permitted in outlying areas when it can be proven that sufficient demand exists.

The following matrix has been prepared to assist in the implementation process. For each land use category a determination has been made of the zones appropriate to implement the land use plan. All zones are from the San Diego County Zoning Ordinance No. 1402 (New Series). If a zone is compatible with the land use category an **X** symbol is used.

The symbol ● indicates that the Board of Supervisors may find these zones compatible with the land use designation in selective situations.

Prior to approving a zone reclassification it is to be determined by the Board of Supervisors that a finding of fact can be made based upon the goals, principles and policies of this plan that adequate public service facilities are available to serve the uses that would be permitted to develop under the provisions of the proposed zone. Only when that finding is made will it be determined that the zone is consistent with the land use designation.

In order for the Board of Supervisors to make this determination the applicant for the zone reclassification must submit written evidence of the following:

1. That the zone reclassification proposal is consistent with the land use plan for the community; and
2. That the zone reclassification proposal includes specific description of the public utilities and services that are available to serve the uses that could develop in the subject area.

LAKE SIDE

LAND USE ELEMENT/ ZONING COMPATIBILITY MATRIX

LAND USE ELEMENT/ ZONING COMPATIBILITY MATRIX	LAKESIDE														
	Rural Residential	Very Low Residential	Low Residential	Medium Residential	High Residential	Residential—Professional	Neighborhood Convenience Center	Community Commerical	General Commerical	Light Industrial	Heavy Industrial	Light Agriculture	Heavy Agriculture	Mountain Development	Open Space
M									X	X					
M-1									●	X					
M-2									X	X					
M-3									●	X					
C						X	X	X							
C-1							X	X							
C-2							X	X							
R-P					X	●	●	●							
R-4					X										
R-3				X	X										
R-2				X	X	●									
R-2-A				X	X	●									
R-1 (15)		X	X	X	●										
R-1-B			X	X	●										
R-1		X	X	X	●										
R-1-A			X	X	●										
PRD	X 1	X 4	X 7	X 14	X 30	● 43									
E-1-A		X	X	●	●										
E-1	X	X	X	●	●										
E-1-B	X	X	X	●	●										
E-1-C	X	X	X	●	●								X		
E-2-B		X	X	●	●										
A-1(1)	X	●													
A-1(2)	X	●													
A-1(4)	X	●									X		X		
A-1(8)	X	●									X	●	X	X	
A-2(1), (2)	●														
A-2(4)	X										X		X		
A-2(8)	●										X	X	X	X	
A-3(1), (2)															
A-3(4)													X		
A-3(8)												X	X	X	
A-4(1), (2)															
A-4 (4)													X		
A-4(8)												X	X	X	
LC-A	●										●				
LC															
T-2	X	X	X	X	X	X	X	X	X	X					
T-4	X	X	X	X	X	X	X	X	X	X	X		X		
T-8	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
T-20	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
P					●	●	●	X	X	X	X				
OS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
FP, FC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
SP, CD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

X Zones which are consistent with the land use category.

● Zones which are consistent when applied selectively.



EXPERT ASSISTANCE

PRIVATE UTILITIES

San Diego Gas and Electric Company
Pacific Telephone Company

STATE OF CALIFORNIA

State Division of Forestry
Regional Water Quality Control Board
Department of Transportation
Department of Fish and Game
Agricultural Extension Service

COUNTY OF SAN DIEGO

Environmental Development Agency
Local Agency Formation Commission
Office of Environmental Management
Public Works Agency
Department of Building Inspection
Department of County Engineer
Department of Sanitation and Flood Control
Airport Operations Division
Park Development Division
Health Care Agency
Department of Public Health
Human Resources Agency
Department of Public Welfare
Law and Justice Agency
Sheriff's Department
Special Public Services Agency
Department of Agriculture
Department of Education
Department of Parks and Recreation
County Library

OTHER CITIES AND AGENCIES

City of El Cajon
Comprehensive Planning Organization (CPO)
Comprehensive Health Planning Organization (CHPO)
San Diego County Water Authority

SPECIAL DISTRICTS

Cajon Valley Union School District
Lakeside Union School District
Grossmont Union High School District
Grossmont Community College District
Santee County Water District
Rio San Diego Municipal Water District
Helix Water District
Riverview Water District
Lakeside Irrigation District
Lakeside Fire Protection District
Lakeside Sanitation District
Wintergardens Sewer Maintenance District

SAN DIEGO COUNTY INTEGRATED PLANNING OFFICE

BUD E. GRAY, Land Use Planning Director (Acting)

Planners Assigned to Project

EARL R. KNIGHT, Project Planner
CARL STEPHANI

Other Planners Assigned

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DENNIS VERRILLI
SHARON WELSH
ROY GRIFFIN, E.I.R. Coordinator

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